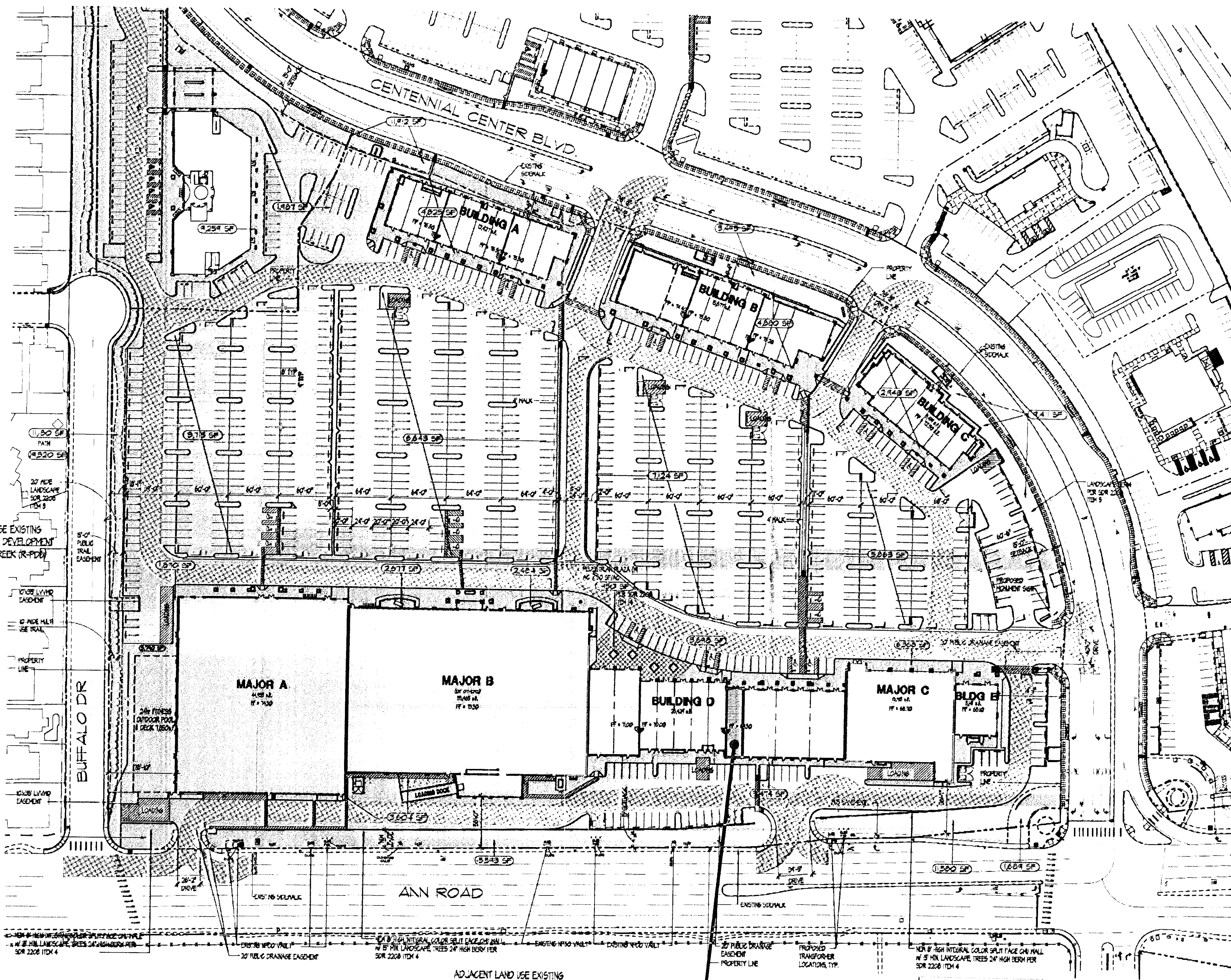




Summary

Land	18.73 AC	815,323 SF
Building Area		211,606 SF
20% Open Space Req'd		163,000 SF
Open Space Provided		163,573 SF
Plaza Area Req'd		950 SF
Plaza Area Provided		990 SF
Land-to-Bldg Ratio		3.88/1
Coverage		25.87%

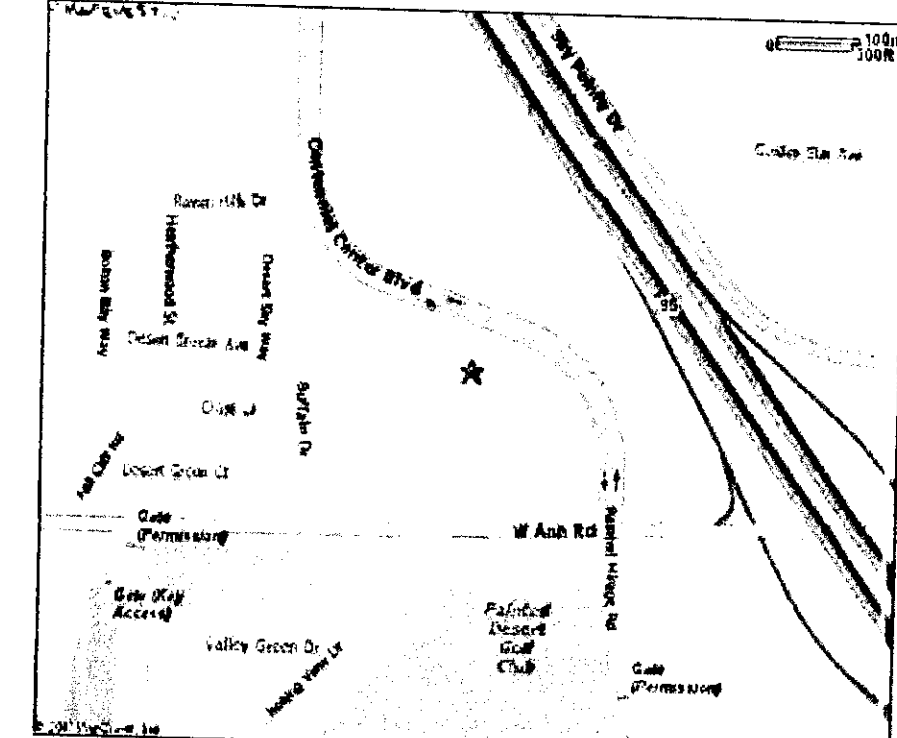
Retail Shops 'A-E'	65,293 SF
Sportsman Warehouse	55,465 SF
24 Hr Fitness Center	44,933 SF
Fresh & Easy Market	13,915 SF
Sub Total Shopping Ctr	179,606 SF
Existing Office	32,000 SF
Total Building Area	211,606 SF

PARKING BY CODE REQUIREMENTS:

CODE REQUIRED:			
SHOPPING CENTER	179,606sf	1/250	717 SPACES
EXISTING OFFICE	32,000sf	1/300	106 SPACES
TOTAL REQUIRED			823 SPACES

PARKING BY USE

EXISTING OFFICE	32,000sf	1/300	106 SPACES
24 HR FITNESS	44,933sf	1/200	224 SPACES
SPORTSMAN WH.	55,465sf	1/250	222 SPACES
FRESH & EASY MARKET	13,915sf	1/250	55 SPACES
RETAIL 'A'	2,427sf	1/250	50 SPACES
RETAIL 'B'	5,877sf	1/250	63 SPACES
RETAIL 'C'	8,419sf	1/250	83 SPACES
RETAIL 'D'	25,429sf	1/250	102 SPACES
RETAIL 'E'	3,141sf	1/250	12 SPACES
TOTAL REQUIRED			827 SPACES
TOTAL PROVIDED			1,002
H.C. REQUIRED			20
H.C. PROVIDED			21 - 5 VAN



Vicinity Map
Not to Scale

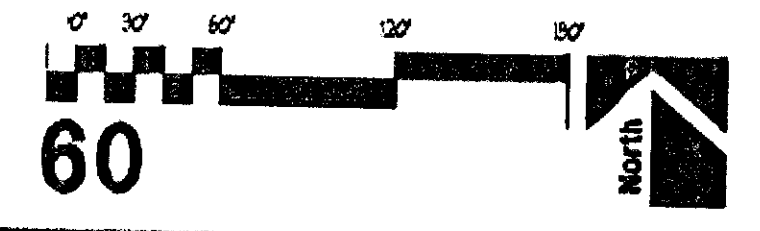
ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS NEVADA, LLP AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

SITE PLAN

CENTENNIAL GATEWAY phase II

LAS VEGAS, NEVADA



DATE: JANUARY 14, 2008
NADEL JOB # 07821

NADEL ARCHITECTS NEVADA, LLP
7180 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89118
T.702.898.2000 F.702.898.7170
WWW.NADELARC.COM

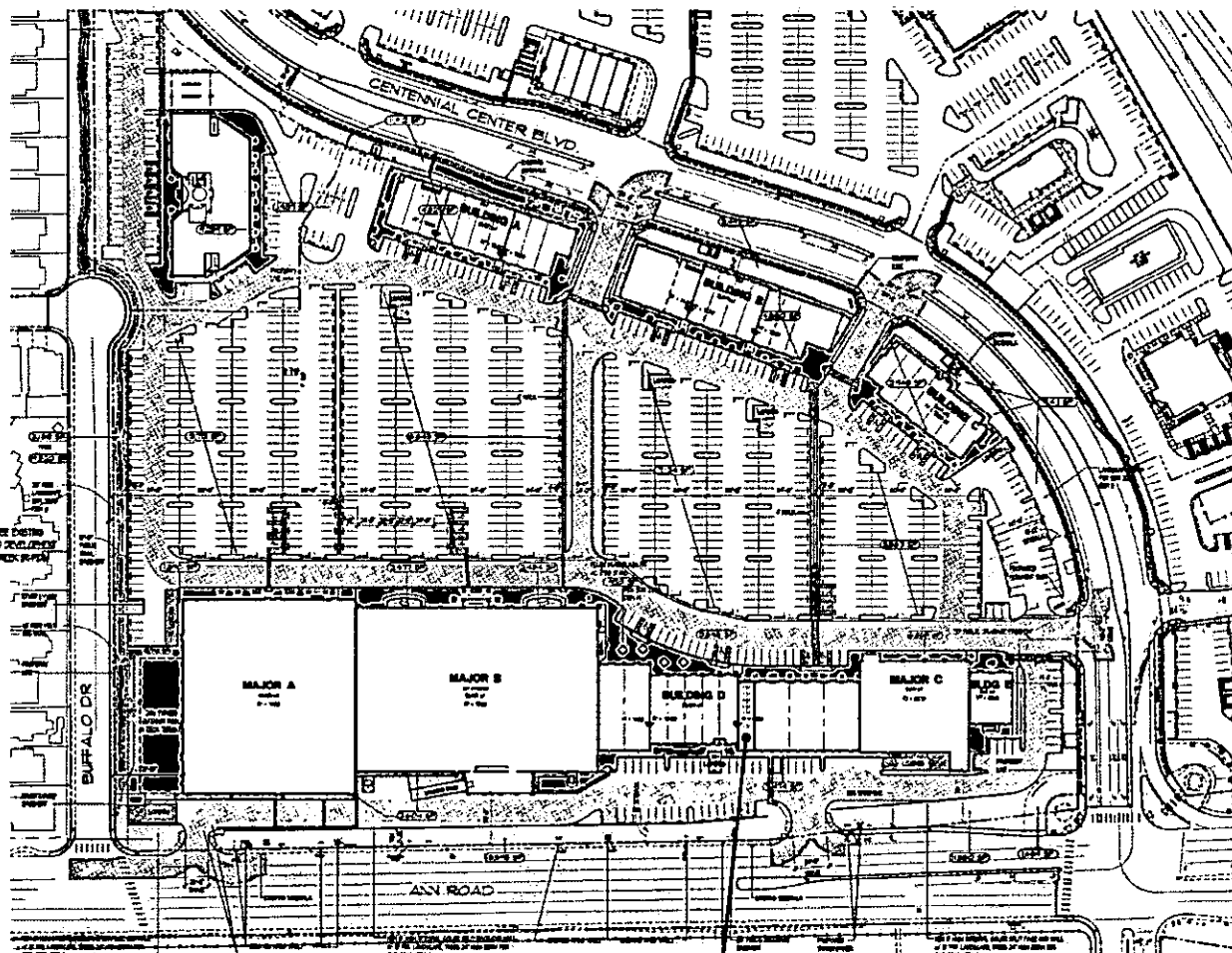


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C:\2007\07-421 1000\Site\Arch\Site-Entirement\072510\072510.dwg, 1/14/2008 6:08:46 PM, jtroutant

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ALL RIGHTS RESERVED.



Summary

Land	18.73 AC	815,323 SF
Building Area		211,606 SF
20x Open Space Req'd		163,000 SF
Open Space Provided		163,673 SF
Plaza Area Req'd		850 SF
Plaza Area Provided		990 SF
Land-to-Bldg Ratio		3.88/1
Coverage		25.57%

Retail Shops 'A-E'	85,293 SF
Sportsman Warehouse	55,465 SF
24 Hr Fitness Center	44,933 SF
Fresh & Easy Market	13,915 SF
Sub Total Shopping Ctr	179,606 SF
Existing Office	32,000 SF
Total Building Area	211,606 SF

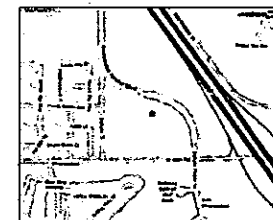
PARKING BY CODE REQUIREMENTS

CODE REQUIRED			
SHOPPING CENTER (17,800sf)	1/250	71	SPACES
EXISTING OFFICE (32,000sf)	1/200	160	SPACES
TOTAL REQUIRED		231	SPACES

PARKING BY USE

EXISTING OFFICE	32,000sf	1/200	160 SPACES
24 HR FITNESS	44,933sf	1/200	224 SPACES
SPORTSMAN WH.	55,465sf	1/250	222 SPACES
FRESH & EASY MARKET	13,915sf	1/250	56 SPACES
RETAIL 'A'	12,427sf	1/250	50 SPACES
RETAIL 'B'	13,917sf	1/250	56 SPACES
RETAIL 'C'	8,414sf	1/250	34 SPACES
RETAIL 'D'	25,429sf	1/250	102 SPACES
RETAIL 'E'	3,141sf	1/250	12 SPACES
TOTAL REQUIRED			881 SPACES

TOTAL PROVIDED	1,003
H.S. REQUIRED	20
H.S. PROVIDED	21 - 5 VAN



Vicinity Map

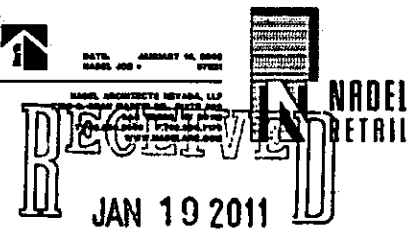
ALL BUILDINGS, IMPROVEMENTS, TRAIL OCCUPANCY AND THE VESSEL AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO DISCRETIONARY BY THE OWNER'S ENGINEERING OFFICE. THE PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO THESE ARCHITECTS BY THE OWNER AND IS SUBJECT TO MODIFICATION BY LOCAL, COUNTY AND STATE AGENCIES. THIS PLAN IS NOT GUARANTEED A REPRESENTATION AS TO QUALITY, TYPE, SIZE, LOCATION, TOWN OR OCCUPANCY OF ANY BUILDING OTHER THAN CENTER.

SITE PLAN

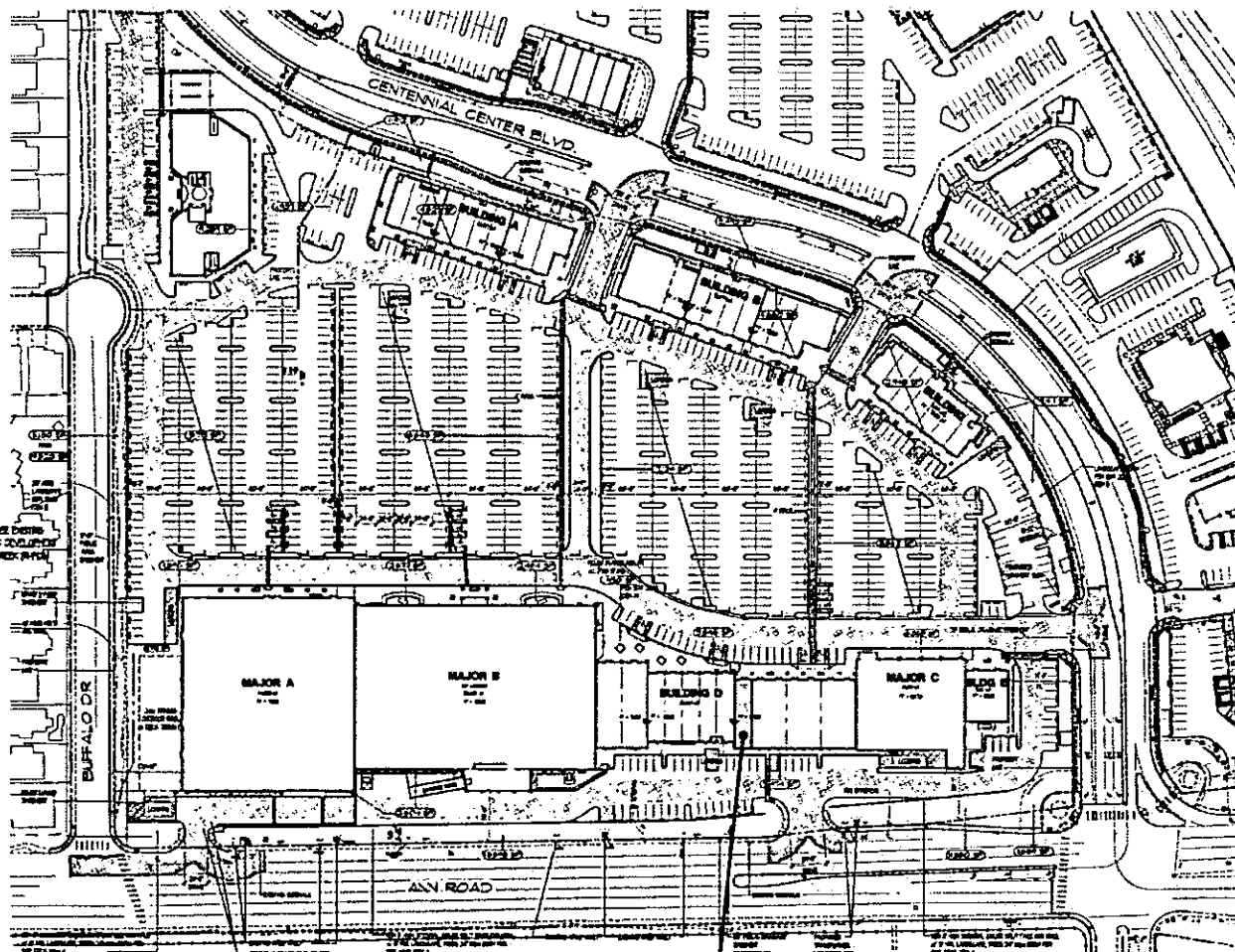
CENTENNIAL GATEWAY phase II LAS VEGAS, NEVADA



DATE: JANUARY 14, 2009
SCALE: 1/8" = 1'-0"



RQR-40755



Summary

Land	18.73 AC	815,323 SF
Building Area		211,606 SF
20% Open Space Req'd		163,000 SF
Open Space Provided		183,673 SF
Plaza Area Req'd		950 SF
Plaza Area Provided		990 SF
Land-to-Bldg Ratio		3.88/1
Coverage		25.57%

Retail Shops 'A-E'	65,293 SF
Sportamen Warehouse	55,465 SF
24 Hr Fitness Center	44,933 SF
Fresh & Easy Market	13,915 SF

Sub Total Shopping Ctr	179,606 SF
Existing Office	32,000 SF
Total Building Area	211,606 SF

PARKING BY CODE REQUIREMENTS

CODE REQUIRED			
SHOPPING CENTER	179,606 SF	1/250	717 SPACES
EXISTING OFFICE	32,000 SF	1/500	108 SPACES
TOTAL REQUIRED			825 SPACES

PARKING BY USE

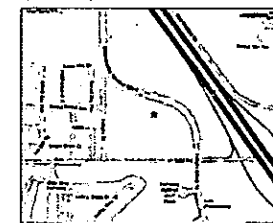
EXISTING OFFICE	32,000 SF	1/500	108 SPACES
24 HR FITNESS	44,933 SF	1/200	224 SPACES
SPORTSMAN WH	55,465 SF	1/250	222 SPACES
FRESH & EASY MARKET	13,915 SF	1/250	55 SPACES
RETAIL 'A'	12,427 SF	1/250	50 SPACES
RETAIL 'B'	15,871 SF	1/250	63 SPACES
RETAIL 'C'	9,419 SF	1/250	38 SPACES
RETAIL 'D'	29,426 SF	1/250	118 SPACES
RETAIL 'E'	5,141 SF	1/250	21 SPACES

TOTAL REQUIRED 841 SPACES

TOTAL PROVIDED 1,000

H.C. REQUIRED 20

H.C. PROVIDED 21 - 5 VAN



Vicinity Map

Map to Scale

ALL BUILDINGS, APPROPRIATE, THESE OCCUPANCIES AND THE NEED AS SHOWN ON THIS PLAN

ARE PRELIMINARY AND SUBJECT TO DISCREPANCIES AS THE OWNER'S DESCRIBED WITHOUT OFFER

THE DEVELOPER HAS PLAN IS BASED ON INFORMATION PROVIDED TO SMALL ARCHITECTS RETAIL, LLP AND IS SUBJECT TO DISCREPANCIES BY LANDLORD, OWNER'S AND SURROUNDING AREAS. THIS CANNOT BE AND NECESSARILY A REPRESENTATION AS TO EXISTING, TYPE, SIZE, LOCATION, TERMS OR OCCUPANCY OF ANY BUILDING OTHER THAN THESE.

SITE PLAN

CENTENNIAL GATEWAY phase II LAS VEGAS, NEVADA



DATE: JANUARY 14, 2008
SCALE: 1/8" = 1'-0"

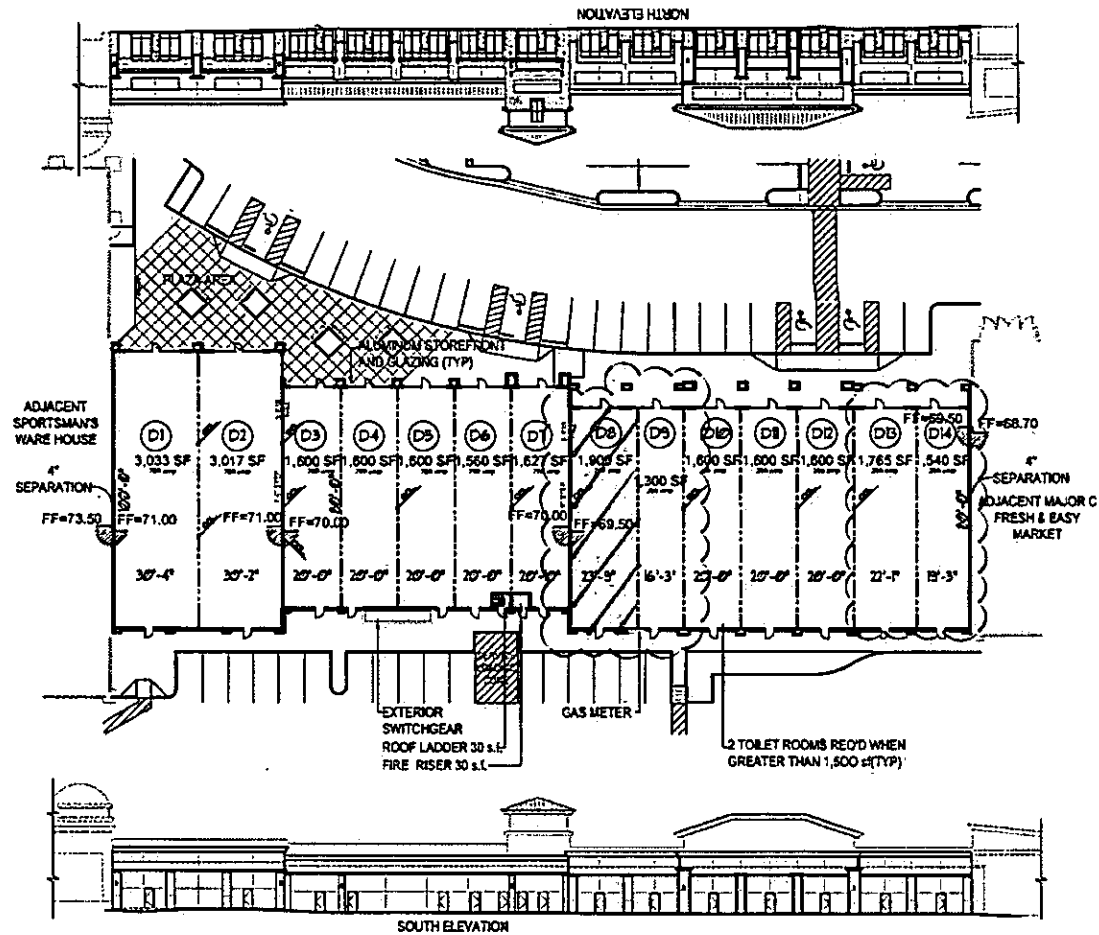
MADE ARCHITECTS, NEVADA, LLP
7000 S. RAN CHARLES BLVD., SUITE 200
LAS VEGAS, NV 89119
702.255.0000 F.702.255.0000
WWW.MADEARCH.COM



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RQR-40755

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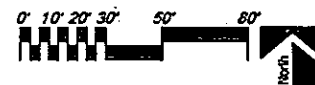
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BUILDING 'D'- INLINE SHOPS: 25,348 s.f. LEASABLE (25,429 s.f. GROSS)

CENTENNIAL GATEWAY phase II
LAS VEGAS, NEVADA



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DATE: MAY 12, 2008
NADEL ARCHITECTS

NADEL ARCHITECTS, NEVADA, LLP
7740 S. DEAN MARTIN DR., SUITE 200
LAS VEGAS, NV 89118
702.441.1000 702.441.1110
WWW.NADELARCH.COM



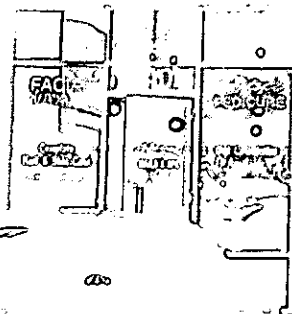
RQR-40755

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MAILS

Massage Envy
—SPA—

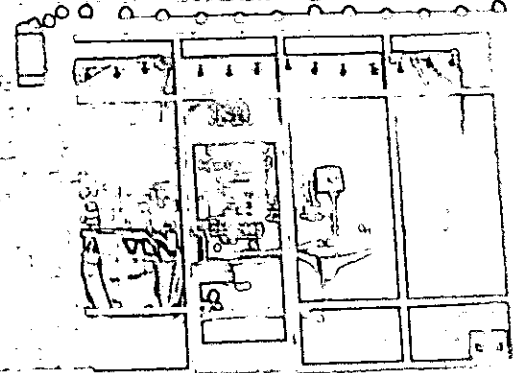
Indian Curry Bowl



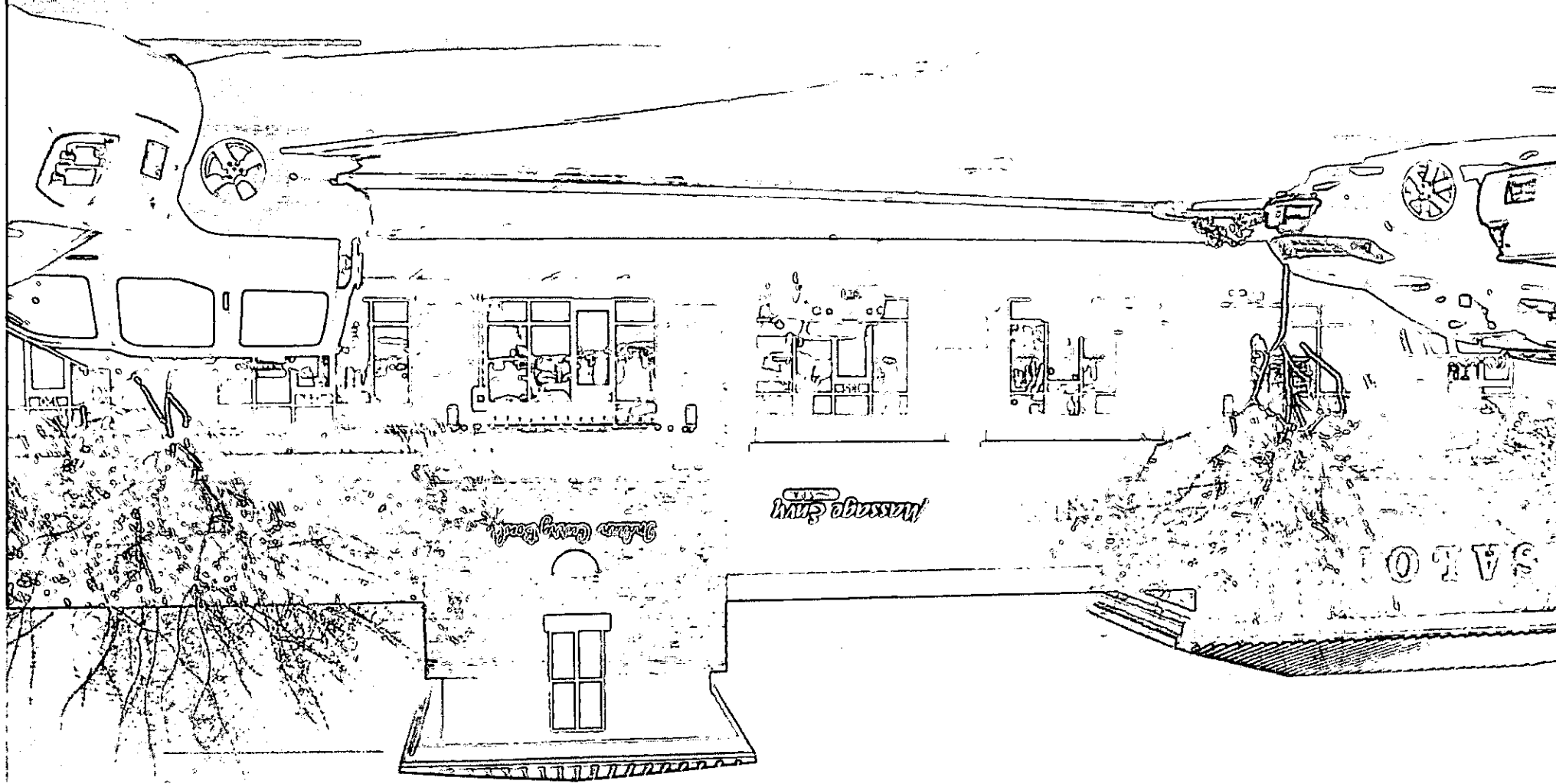
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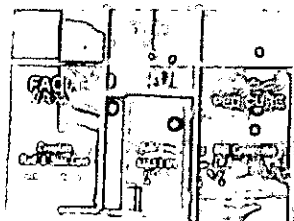
RQR-40755

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JAN 19 2011

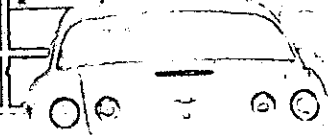
MAILS

Massage Envy
—SPA—

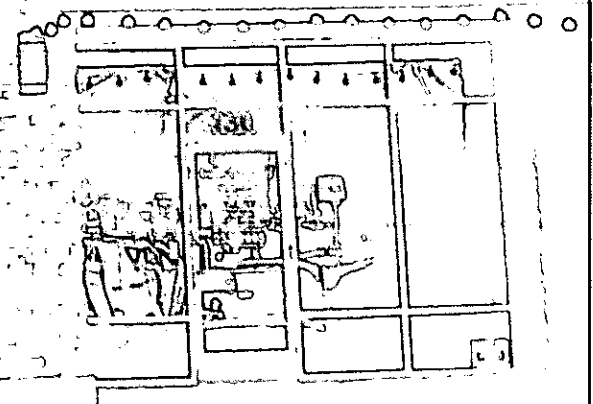
Indian Curry Bowl



CHURCH



135



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

December 1, 2010

Mr. Michael Shohet
Centennial Gateway, LLC
5785 Centennial Center Boulevard, Suite #230
Las Vegas, Nevada 89149-7109

RE: SUP-36931 - SPECIAL USE PERMIT
5643 Centennial Center Boulevard, Suite #135 (APN 125-27-411-013)

Dear Mr. Shohet:

Our records indicate the above referenced action will be scheduled for the **April 1, 2011** Administrative Review meeting cycle, at which time the Planning and Development Department Staff may recommend discontinuance of the use.

We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the site. The submitted plans must show the MASSAGE ESTABLISHMENT as currently configured, including the site, elevation, landscape, and floor plans depicting full dimensional information. In addition to the plans required, we also need the enclosed Statement of Financial Interest form, current deed, and application completed and notarized. Please come to our offices at 731 South Fourth Street no later than **February 1, 2010** to pay the application fee of \$300.00, submit the required plans, State of Financial Interest Form and application. Failure to submit the above mentioned items may result in immediate discontinuance of the Special Use Permit for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman L Burney, Agenda Technician
Planning and Development Department
Case Planning Division

cc: Ms. Franchesta Hammonds
Massage Envy
7140 North Durango Drive, Suite #140
Las Vegas, Nevada 89149

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JAN 19 2011





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

February 24, 2011

Mr. Michael Shohet
Centennial Gateway, LLC
5785 Centennial Center Boulevard, Suite #230
Las Vegas, Nevada 89149

**RE: RQR-40755 - ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE - FEBRUARY 2011**

Dear Mr. Shohet:

Your Required Review of a previously approved Special Use Permit (SUP-36931) WHICH ALLOWED A 1,900 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED AND HOURS OF OPERATION FROM 8:00 A.M. TO 10:00 P.M. WHERE THE HOURS OF OPERATION ARE LIMITED TO 8:00 A.M. TO 9:00 P.M. at 5643 Centennial Center Boulevard, Suite #135 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial-Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Department of Planning Staff.

The Department of Planning Staff has administratively APPROVED your request subject to the following:

Department of Planning

1. Conformance to the conditions of approval of Special Use Permit (SUP-36931).
2. All illegal signage (sidewalk signs) must be removed within 10 days of final approval.
3. No further reviews are required.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Michael Shohet
RQR-40755 - Page Two
February 24, 2011

This action by the Department of Planning staff on February 24, 2011 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Franchesta Hammonds
Massage Envy
5463 Centennial Center Boulevard, Suite #135
Las Vegas, Nevada 89149

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE MINOR REVIEW DATE: FEBRUARY 2011

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: MASSAGE ENVY - OWNER: CENTENNIAL GATEWAY, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-40755	Staff recommends APPROVAL, subject to conditions:	

RQR-40755 CONDITIONS

Department of Planning

1. Conformance to the conditions of approval of Special Use Permit (SUP-36931).
2. All illegal signage (sidewalk signs) must be removed within 10 days of final approval.
3. No further reviews are required.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
February 2011 - Administrative Minor Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application stems from the Required Review placed on Special Use Permit (SUP-36931), which allowed a 1,900 square-foot Massage Establishment within an existing commercial development located at 5643 Centennial Center Boulevard, Suite #135. The Special Use Permit (SUP-36931) was approved with Waivers to Title 19.04 to allow a zero-foot distance separation from any parcel zoned for residential use where 400 feet is required and to extend the hours of operation from 8:00 a.m. to 10:00 p.m. where the hours of operation are limited to 8:00 a.m. to 9:00 p.m.

Since approval, the applicant has operated the Massage Establishment use without any complaints; therefore, staff recommends final approval of this Required Review. If denied, the use would not be permitted to continue.

ISSUES

- The Required Review (Administrative) was placed on Special Use Permit (SUP-36931) by City Council.
- The Massage Establishment is located within Town Center Master Plan Area, and has operated with no record of complaints filed to Code Enforcement.
- The Special Use Permit (SUP-36931) was exercised with issuance of Business License #M03-00185 on 05/10/10.

BACKGROUND INFORMATION

<i>Relevant Relevant City Actions by P&D, Fire, Blue, etc and Property Sales</i>	
08/06/03	The City Council approved a request for a Site Development Plan Review (SDR-2208) for a proposed 397,244 square-foot commercial development with Waivers of the Town Center Development Standards are requested to eliminate the landscaping within the Ann Road median, to allow the hardscapes areas within the amenity zone every 600 feet along Centennial Center Boulevard where 105 feet is the maximum permitted, to allow parking adjacent to the right-of-way to allow 50 percent screening of the mechanical installations along Centennial Center Boulevard where 100 percent is required, to allow less than 60 percent of the building to be built-to-line, and to allow doorways to be more than every 50 feet along a building façade that fronts a street or plaza area on 36.5 acres adjacent to the northeast and northwest corners of Ann Road and Centennial Center Boulevard. The Planning Commission and staff recommended approval.

MH

Staff Report Page Two
February 2011 - Administrative Minor Review

09/07/05	The City Council approved a request for a Minor Amendment (SDR-8695) to a previously approved Site Development Plan Review (SDR-2208) for a proposed 397,244 square-foot commercial development on 36.5 acres adjacent to the northeast and northwest corners of Ann Road and Centennial Center Boulevard.
09/05/06	The Town Center Architectural Review Committee approved a request for an amendment (ARC-16122) to an approved Master Sign Plan (CHARC-0009-03) for a proposed 397,244 square-foot expansion of a commercial center on 36.5 acres adjacent to the northeast and northwest corners of Ann Road and Centennial Center Boulevard.
03/03/10	The City Council approved the request for a Special Use Permit (SUP-36931) for a proposed 1,900 square-foot Massage Establishment use with Waivers to allow a zero-foot distance separation from a residential zone where 400 feet is required and to allow the hours of operation from 8:00 a.m. to 10:00 p.m. where the hours of operation are limited to 8:00 a.m. to 9:00 p.m. at 5643 Centennial Center Boulevard, Suite #135. The Planning Commission recommended approval with staff recommending denial.

<i>Most Recent Change of Ownership</i>	
04/15/03	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/11/10	A Building Permit (#133985) was issued for a tenant improvement at 5643 Centennial Center Boulevard, Suite #135. The building permit was finalized on 05/19/10.
05/10/10	A Business License (#B05-03185) was issued for a Beauty Salon at 5643 Centennial Center Boulevard, Suite #135.
	A Business License (#B08-01418) was issued for retail sales of Beauty Products at 5643 Centennial Center Boulevard, Suite #135.
	A Business License (#M03-00185) was issued for a Massage Establishment at 5643 Centennial Center Boulevard, Suite #135.
	A Business License (#M14-00146) was issued for a Membership Club at 5643 Centennial Center Boulevard, Suite #135.
	A Business License (#Q24-00014) was issued for Massage Administration at 5643 Centennial Center Boulevard, Suite #135.

<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	

Staff Report Page Three
February 2011 - Administrative Minor Review

Neighborhood Meeting	
01/27/10	The applicant held a neighborhood meeting at the YMCA center at 6601 North Buffalo Drive prior to the original item (SUP-36931) being heard. The meeting began at 6:30 p.m. with no members of the public attending. Staff remained on site with the applicant until 7 p.m.

Field Check	
01/26/11	A Field Check was performed by staff with the following observations made: • The area surrounding the store was clean and neat in appearance with the landscaping areas being well maintained. • The Massage Establishment operates in conjunction with a Beauty Salon and is compliance with all signage requirements.

Details of Application Request	
Site Area	
Net Acres	16.7

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
South	Condominiums	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units Per Acre)
	Golf Course	PR-OS (Parks/Recreation/Open Space)	
East	Restaurants and Retail Establishments	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
West	Single-Family Residences	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units Per Acre)

Staff Report Page Four
February 2011 - Administrative Minor Review

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
	Regular		Handi-capped	Regular	Handi-capped		
Shopping Center	211,606 SF	1:250 SF					Y
TOTAL SPACES REQUIRED			864		1,002		Y
TOTAL (With Handicapped)			847	17	981	21	Y

ANALYSIS

The subject site currently operates as a Shopping Center, with the Massage Establishment use under review located at 5643 Centennial Center Boulevard, Suite #135. The applicant received approval of Waivers to allow a zero-foot separation distance from a residential zone where 400 feet is required and to allow the use to operate from 8:00 a.m. to 10:00 p.m. where the hours of operation are limited to 8:00 a.m. to 9:00 p.m. Since its approval by the City Council on March 3rd, 2010, the Special Use Permit (SUP-36931) has been exercised for the Massage Establishment use by obtaining a business license on May 10, 2010.

Staff Report Page Five
February 2011 - Administrative Minor Review

FINDINGS

The Massage Establishment use has been legally operating since May 10, 2010 with no adverse effect on adjacent businesses or the surrounding residential neighborhoods. The business has not experienced any code enforcement violations or police activity. During a field visit of the site on 1/26/11, staff noted that the area surrounding the store was clean and neat in appearance with the landscaping areas being well maintained. Staff recommends approval of this Required Review, with no further reviews required.

APPROVALS 0

PROTESTS 0

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

RQR-40755

HAND DELIVERED

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

ROUTED ELECTRONICALLY

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

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

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 *BAA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: February 2, 2011
Re: **RQR-40755** Massage Envy 5643 Centennial Center Blvd. Suite #135
Request for a Required Review of a previously approved SUP (SUP-36931)

COMMENTS:

We have no comment on the Request for an Administrative Required Review of a previously approved Special Use Permit (SUP-36931) which allowed a 1,900 square-foot massage establishment with waivers to allow a zero-foot distance separation from a residential zone where 400 feet is required and hours of operation from 8:00 a.m. to 10:00 p.m. where the hours of operation are limited to 8:00 A.M. to 9:00 P.M. at 5643 Centennial Center Boulevard, Suite #135.



February 7, 2011

Mr. Michael Shohet
Centennial Gateway, LLC
5785 Centennial Center Boulevard, Suite #230
Las Vegas, Nevada 89149

**RE: RQR-40755 - ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE - FEBRUARY 2011**

Dear Mr. Shohet:

Your Required Review of a previously approved Special Use Permit (SUP-36931) WHICH ALLOWED A 1,900 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED AND HOURS OF OPERATION FROM 8:00 A.M. TO 10:00 P.M. WHERE THE HOURS OF OPERATION ARE LIMITED TO 8:00 A.M. TO 9:00 P.M. at 5643 Centennial Center Boulevard, Suite #135 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial-Town Center) Special Land Use Designation], Ward 6 (Ross), will be considered administratively by the Department of Planning Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Franchesta Hammonds
Massage Envoy
5463 Centennial Center Boulevard, Suite #135
Las Vegas, Nevada 89149

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

FM-0044-08-09

Printed with environmentally friendly soy ink. A small recycling symbol consisting of three chasing arrows forming a triangle.

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

ROR-40755 - REQUIRED REVIEW - ADMINISTRATIVE - APPLICANT: MASSAGE ENVY - OWNER: CENTENNIAL GATEWAY, LLC - Request for an Administrative Required Review of a previously approved Special Use Permit (SUP-36931) WHICH ALLOWED A 1,900 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED AND HOURS OF OPERATION FROM 8:00 A.M. TO 10:00 P.M. WHERE THE HOURS OF OPERATION ARE LIMITED TO 8:00 A.M. TO 9:00 P.M. at 5643 Centennial Center Boulevard, Suite #135 (APN 125-24-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial-Town Center) Special Land Use Designation], Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE: **FEBRUARY 15, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Romeo

Report Date 01/20/2011 08:24 AM

Submitted By

Page 1

A/P # 40755 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/19/2011 14:10	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

RQR-40755 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: MASSAGE ENVY - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Required Review of a previously approved Special Use Permit (SUP-36931) WHICH ALLOWED A 1,900 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED AND HOURS OF OPERATION FROM 8:00 A.M. TO 10:00 P.M. WHERE THE HOURS OF OPERATION ARE LIMITED TO 8:00 A.M. TO 9:00 P.M. at 5643 Centennial Center Boulevard, Suite #135 (APN 125-24-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial-Town Center) Special Land Use Designation], Ward 6 (Ross).

Parent A/P # 36931
Project # 40755 Project/Phase Name MASSAGE ENVY AT CENTENNIAL GAT
Size/Area 0.00 Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 12527411013

Location

Owner/Tenant

Contact ID AC1658392 Name CENTENNIAL GATEWAY L L C
Mailing Address 5785 CENTENNIAL CENTER BLVD #230 Organization % TERRITORY INC
City LAS VEGAS State/Province NV
ZIP/PC 89149-7109 Country ☐ Foreign
Day Phone (702)822-8200 x Evening Phone
Fax (702)822-8201 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

5699 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-

5705 CENTENNIAL CENTER BLVD 190
LAS VEGAS, 89149-

5765 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-

5651 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-

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Submitted By

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Address

Parcel Link

AP Link

5647 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-

5639 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-

5705 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-

5643 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-

5635 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-

5655 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-

5705 CENTENNIAL CENTER BLVD 110
LAS VEGAS, 89149-

5765 CENTENNIAL CENTER BLVD 190
LAS VEGAS, 89149-

5643 CENTENNIAL CENTER BLVD 130
LAS VEGAS, 89149-

5643 CENTENNIAL CENTER BLVD 135
LAS VEGAS, 89149-

5643 CENTENNIAL CENTER BLVD 160
LAS VEGAS, 89149-

5643 CENTENNIAL CENTER BLVD 165
LAS VEGAS, 89149-

5705 CENTENNIAL CENTER BLVD 120
LAS VEGAS, 89149-

5705 CENTENNIAL CENTER BLVD 130
LAS VEGAS, 89149-

5705 CENTENNIAL CENTER BLVD 150
LAS VEGAS, 89149-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**RQR Application****Report Date** 01/20/2011 08:24 AM**Submitted By**

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Address**Parcel Link****AP Link**5765 CENTENNIAL CENTER BLVD 140
LAS VEGAS, 89149-5655 CENTENNIAL CENTER BLVD 130
LAS VEGAS, 89149-5655 CENTENNIAL CENTER BLVD 160
LAS VEGAS, 89149-5765 CENTENNIAL CENTER BLVD 170
LAS VEGAS, 89149-5765 CENTENNIAL CENTER BLVD 180
LAS VEGAS, 89149-5643 CENTENNIAL CENTER BLVD 140
LAS VEGAS, 89149-5765 CENTENNIAL CENTER BLVD 160
LAS VEGAS, 89149-5655 CENTENNIAL CENTER BLVD 140
LAS VEGAS, 89149-5643 CENTENNIAL CENTER BLVD 150
LAS VEGAS, 89149-5765 CENTENNIAL CENTER BLVD 120
LAS VEGAS, 89149-5655 CENTENNIAL CENTER BLVD 110
LAS VEGAS, 89149-5635 CENTENNIAL CENTER BLVD 120
LAS VEGAS, 89149-5603 CENTENNIAL CENTER BLVD
LAS VEGAS, 89149-**AP Addresses**

No Other Addresses are associated to this Application

Report Date 01/20/2011 08:24 AM

Submitted By

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Linked Parcels

No Parcels are linked to this Application

AVP Linked Parcels

12527411013

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1658392	☐	Foreign
Effective		Expire					
Name	CENTENNIAL GATEWAY L L C						
Day Phone	(702)822-8200 x	Eve Phone		Organization	% TERRITORY INC		
Pager		PIN #		Position			
Fax	(702)822-8201	Mobile		Profession			
E-Mail							
Address	5785 CENTENNIAL CENTER BLVD #230 LAS VEGAS, NV 89149-7109						
Seasonal Addr							

Valid From To
Comments No Comments

Primary	Y	Capacity	APPL	Contact ID	AC1722215	☐	Foreign
Effective		Expire					
Name	MESSAGE ENVY						
Day Phone	(702)743-3726 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax		Mobile		Profession			
E-Mail							
Address	5643 CENTENNIAL CENTER BLVD #135 LAS VEGAS, NV 89149						
Seasonal Addr							

Valid From To
Comments Franchesta Hammonds

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
427034 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
427035 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
427044 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
427041 FLOOD #1 (FLOOD CONTROL)	Incomplete
427042 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
427036 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
427038 ROW #1 (RIGHT-OF-WAY)	Incomplete
427043 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
427039 SURVEY #1 (SURVEY)	Incomplete
427037 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete

Report Date 01/20/2011 08:24 AM

Submitted By

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Item Description

Item Status

427040 TRAFFIC #1 (TRAFFIC ENGINEERING)
Check Conditions
Check Alert Conditions
(ASSIGN CASE TO A PLANNER)
(AT-COMPLETE DRT PROCESS)
(AT-ROUTE PLANS FOR REVIEW)
(STAFF RECOMMENDATION)
Check Licenses
Check Children Status
Check Open Cases

Incomplete
Conditions Successful
Alert Conditions Failed

Not Checked
Children Successful
0

Fees

Status

Paid Date

Amount

PROCESSING FEE	P	01/19/2011 14:17	300.00
Total Unpaid		0.00	Total Paid 300.00

Inspections

There are no Inspections for this Report

Review/Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

427043	SEWER	1	Incomplete	☐	01/20/2011 08:23			
427034	B&S PLAN	1	Incomplete	☐	01/20/2011 08:23			
427035	DEVCO	1	Incomplete	☐	01/20/2011 08:23			
427036	NEIGH P&S	1	Incomplete	☐	01/20/2011 08:23			
427037	TEFO	1	Incomplete	☐	01/20/2011 08:23			
427038	ROW	1	Incomplete	☐	01/20/2011 08:23			
427039	SURVEY	1	Incomplete	☐	01/20/2011 08:23			
427040	TRAFFIC	1	Incomplete	☐	01/20/2011 08:23			
427041	FLOOD	1	Incomplete	☐	01/20/2011 08:23			
427042	LAND DEV	1	Incomplete	☐	01/20/2011 08:23			
427044	FIRE ENG	1	Incomplete	☐	01/20/2011 08:23			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (RQR)

Modified By JMARSHALL

Modified Date/Time 01/19/2011 14:10

Comments

No Comments

Report Date 01/20/2011 08:24 AM

Submitted By

Page 6

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Site Plans (2 copies)
- Y Laser Print Site Plan
- Y Statement of Financial Interest

N Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
-----------	---------------------------------	-------------------------	---------------	------------	--------------	----------

No Conditions

Project#	AVP Type	Status	Stage	Relation
----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Hearing Type
Y Parent Project link required? Public or Admin? ADMIN

Required administrative Review

Parent Application Type SUP is there a condition of approval for a Required Review?

Parent Project #36931 If yes, when does it need to be reviewed?

N Is this an Alcohol related Application? Staff Recommendation

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	--	-----------	----------	-------------

03/08/2011	ADMIN	SCHEDULED			
------------	-------	-----------	--	--	--

0

0

0

JMARSHALL	01/19/2011				
-----------	------------	--	--	--	--

Report Date 01/20/2011 08:24 AM

Submitted By

Page 7

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

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

No Employee Entries

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	01/19/2011 14:18		0.00
	MICHAEL SHOHET; APOSSEADESSE III, LLC; CK#1205; 702-822-8200;				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Administrative review of SUP-36931
Project Address (Location) 5643 Centennial Center Blvd. #135
Project Name Massage Envy at Centennial Gateway Proposed Use _____
Assessor's Parcel #(s) 125-27-411-013 Ward # _____
General Plan: existing T-C proposed T-C Zoning: existing SC-TC proposed SC-TC
Commercial Square Footage 1900 sq.ft Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Centennial Gateway, LLC Contact Michael Shohet
Address 5785 Centennial Center Blvd. #230 Phone: (702) 822-8200 Fax: (702) 822-8201
City Las Vegas State NV Zip 89149
E-mail Address mshohet@territoryinc.com

APPLICANT Massage Envy Contact Franchesta Hammonds
Address 5643 Centennial Center Blvd. #135 Phone: (702) 743-3726 Fax: _____
City Las Vegas State NV Zip 89149
E-mail Address franhammonds@yahoo.com

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

Property Owner Signature [Signature]

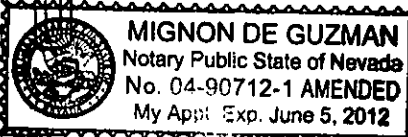
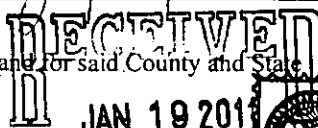
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name TERRI STURM

Subscribed and sworn before me

This 13th day of JANUARY, 20 11

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
<u>RQR- 40755</u>
Meeting Date: <u> </u>
Total Fee: <u>300.00</u>
Date Received: <u>1-19-11</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: **RQR-40755** APN: 125-27-411-013

Name of Property Owner: Centennial Gateway, LLC

Name of Applicant: Franchesta Hammonds

Name of Representative: N/A

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: _____

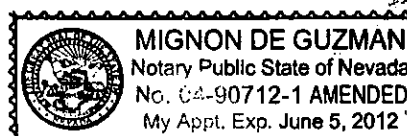
Signature of Property Owner: _____

Print Name: TERRI STURM

Subscribed and sworn before me

This 13th day of JANUARY, 20 11

Notary Public in and for said County and State



RECEIVED
JAN 19 2011



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

FM-0044-08-09

March 18, 2010

Mr. Michael Shohet
Centennial Gateway, LLC
5785 Centennial Center Boulevard, Suite #230
Las Vegas, Nevada 89149

RE: SUP-36931 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 3, 2010

Dear Mr. Shohet:

The City Council at a regular meeting held March 3, 2010 APPROVED the request for a Special Use Permit FDR A PROPOSED 1,900 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED AND HOURS OF OPERATION FROM 8:00 A.M. TO 10:00 P.M. WHERE THE HOURS OF OPERATION ARE LIMITED TO 8:00 A.M. TO 9:00 P.M. at 5643 Centennial Center Boulevard, Suite #135 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial-Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

Added Condition

- A. There shall be an administrative review one year after issuance of business license for the proposed use.

Planning and Development

1. Conformance to all Minimum Requirements of the Town Center Development Standards Manual for a Massage Establishment use.
2. 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.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development

cc: See Attached List

RECEIVED
JAN 19 2011 RQR-40755

Mr. Michael Shohet
SUP-36931 -- Page 2
March 18, 2010

cc: Ms. Franchesta Hammonds
Massage Envy
7140 North Durango Drive, Suite #140
Las Vegas, Nevada 89149

RECEIVED
JAN 19 2011

RQR-40755

CENTENNIAL GATEWAY, LLC**Business Entity Information**

Status:	Active	File Date:	6/26/2001
Type:	Domestic Limited-Liability Company	Entity Number:	LLC6812-2001
Qualifying State:	NV	List of Officers Due:	6/30/2011
Managed By:	Managers	Expiration Date:	6/26/2501
NV Business ID:	NV20011069834	Business License Exp:	6/30/2011

Registered Agent Information

Name:	GOOLD PATTERSON ALES & DAY, CHARTERED	Address 1:	4496 SOUTH PECOS RD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89121
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers**Manager - CENTENNIAL PARTNERS LLC**

Address 1:	11411 SOUTHERN HIGHLANDS PARKWAY	Address 2:	SUITE 300
City:	LAS VEGAS	State:	NV
Zip Code:	89141	Country:	
Status:	Active	Email:	

Manager - SCHWARTZ DEVELOPMENT I LLC

Address 1:	714 S TONOPAH DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89106	Country:	
Status:	Active	Email:	

Actions/Amendments

Action Type:	Articles of Organization		
Document Number:	LLC6812-2001-001	# of Pages:	3
File Date:	6/26/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC6812-2001-004	# of Pages:	1
File Date:	5/29/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC6812-2001-003	# of Pages:	1

RECEIVED
JAN 19 2011

File Date:	6/26/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC6812-2001-002	# of Pages:	1
File Date:	6/01/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050235728-84	# of Pages:	1
File Date:	7/19/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060229115-68	# of Pages:	1
File Date:	4/11/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070263512-18	# of Pages:	1
File Date:	4/17/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080303939-47	# of Pages:	1
File Date:	5/01/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090431098-96	# of Pages:	1
File Date:	5/22/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100441129-14	# of Pages:	1
File Date:	6/18/2010	Effective Date:	
(No notes for this action)			

RECEIVED
JAN 19 2011

CENTENNIAL PARTNERS, LLC**Business Entity Information**

Status:	Active	File Date:	6/26/2001
Type:	Domestic Limited-Liability Company	Entity Number:	LLC6811-2001
Qualifying State:	NV	List of Officers Due:	6/30/2011
Managed By:	Managers	Expiration Date:	6/26/2501
NV Business ID:	NV20011069823	Business License Exp:	

Registered Agent Information

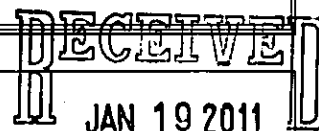
Name:	GOOLD PATTERSON ALES & DAY, CHARTERED	Address 1:	4496 SOUTH PECOS RD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89121
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Managing Member - HERITAGE HOLDING LIM. PART.			
Address 1:	6680 REBECCA RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89131	Country:	
Status:	Active	Email:	
Managing Member - S&S CG CENTER, LLC			
Address 1:	5785 CENTENNIAL CENTER BLVD #230	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89149	Country:	
Status:	Active	Email:	

Actions/Amendments


Action Type:	Articles of Organization		
Document Number:	LLC6811-2001-001	# of Pages:	2
File Date:	6/26/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC6811-2001-004	# of Pages:	1
File Date:	5/29/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC6811-2001-003	# of Pages:	1

File Date:	6/26/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC6811-2001-002	# of Pages:	1
File Date:	6/01/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050235725-51	# of Pages:	1
File Date:	7/19/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060229114-57	# of Pages:	1
File Date:	4/11/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070263511-07	# of Pages:	1
File Date:	4/17/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080303937-25	# of Pages:	1
File Date:	5/01/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090431097-85	# of Pages:	1
File Date:	5/22/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100441098-39	# of Pages:	1
File Date:	6/18/2010	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20100488561-35	# of Pages:	1
File Date:	7/02/2010	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20100488623-84	# of Pages:	1
File Date:	7/02/2010	Effective Date:	
(No notes for this action)			

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HERITAGE HOLDING LIMITED PARTNERSHIP

Business Entity Information

Status:	Active	File Date:	12/22/1998
Type:	Domestic Limited Partnership	Entity Number:	LP3347-1998
Qualifying State:	NV	List of Officers Due:	12/31/2011
Managed By:		Expiration Date:	12/31/2027
NV Business ID:	NV19981112288	Business License Exp:	12/31/2011

Registered Agent Information

Name:	JOHN M SULLIVAN	Address 1:	5785 CENTENNIAL CENTER BLVD
Address 2:	#230	City:	LAS VEGAS
State:	NV	Zip Code:	89149
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

General Partner - STURM ENTERPRISES, LLC

Address 1:	5785 CENTENNIAL CENTER BLVD. #230	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89149	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Certificate of Limited Partnership		
Document Number:	LP3347-1998-001	# of Pages:	1
File Date:	12/22/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP3347-1998-007	# of Pages:	1
File Date:	11/25/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP3347-1998-006	# of Pages:	1
File Date:	11/29/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP3347-1998-004	# of Pages:	1
File Date:	12/14/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

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JAN 19 2011

Document Number:	LP3347-1998-005	# of Pages:	1
File Date:	11/05/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP3347-1998-003	# of Pages:	1
File Date:	11/12/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP3347-1998-002	# of Pages:	1
File Date:	12/10/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050550670-70	# of Pages:	1
File Date:	11/14/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060701456-01	# of Pages:	1
File Date:	11/01/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070733120-45	# of Pages:	1
File Date:	10/28/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20070764143-64	# of Pages:	1
File Date:	11/05/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080785475-36	# of Pages:	1
File Date:	12/03/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090872757-17	# of Pages:	1
File Date:	12/21/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100971444-62	# of Pages:	1
File Date:	12/30/2010	Effective Date:	
(No notes for this action)			

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STURM ENTERPRISES, LLC

Business Entity Information			
Status:	Active	File Date:	12/18/1998
Type:	Domestic Limited-Liability Company	Entity Number:	LLC7497-1998
Qualifying State:	NV	List of Officers Due:	12/31/2011
Managed By:	Managers	Expiration Date:	12/18/2028
NV Business ID:	NV19981075214	Business License Exp:	12/31/2011

Registered Agent Information			
Name:	JOHN M SULLIVAN	Address 1:	5785 CENTENNIAL CENTER BLVD #230
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89149
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers	
Manager - JAYNE M ANDERSON			
Address 1:	5785 CENTENNIAL CENTER BLVD #230	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89149	Country:	USA
Status:	Active	Email:	
Manager - ROLAND V STURM			
Address 1:	5785 CENTENNIAL CENTER BLVD #230	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89149	Country:	
Status:	Active	Email:	
Manager - TERRI E STURM			
Address 1:	5785 CENTENNIAL CENTER BLVD #230	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89149	Country:	
Status:	Active	Email:	

Actions\Amendments	
Action Type:	Articles of Organization
Document Number:	LLC7497-1998-001
File Date:	12/18/1998
# of Pages:	3
Effective Date:	
(No notes for this action)	

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JAN 19 2011

Action Type:	Annual List	
Document Number:	LLC7497-1998-005	# of Pages: 1
File Date:	12/11/1999	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	LLC7497-1998-008	# of Pages: 1
File Date:	11/29/2000	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	LLC7497-1998-006	# of Pages: 1
File Date:	12/14/2001	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	LLC7497-1998-007	# of Pages: 1
File Date:	11/05/2002	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	LLC7497-1998-004	# of Pages: 1
File Date:	11/12/2003	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	LLC7497-1998-002	# of Pages: 1
File Date:	12/10/2004	Effective Date:
List of Officers for 2004 to 2005		
Action Type:	Amended List	
Document Number:	LLC7497-1998-003	# of Pages: 1
File Date:	1/26/2005	Effective Date:
(No notes for this action)		
Action Type:	Amended List	
Document Number:	20050044570-37	# of Pages: 2
File Date:	2/11/2005	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	20050550667-26	# of Pages: 1
File Date:	11/14/2005	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	20060701454-89	# of Pages: 1
File Date:	11/01/2006	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	20070733115-79	# of Pages: 1
File Date:	10/28/2007	Effective Date:
(No notes for this action)		
Action Type:	Registered Agent Change	
Document Number:	20070764451-96	# of Pages: 1
File Date:	11/05/2007	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	20080785467-37	# of Pages: 1
File Date:	12/03/2008	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	20090872748-07	# of Pages: 1
File Date:	12/21/2009	Effective Date:
(No notes for this action)		

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Action Type:	Annual List		
Document Number:	20100971442-40	# of Pages:	1
File Date:	12/30/2010	Effective Date:	
(No notes for this action)			

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State of Nevada
Declaration of Value

20030415
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1. Assessor Parcel Number(s)

a) 125-27-401-010, 125-27-401-009

b)

c)

d)

2. Type of Property

- ☐ a) Vacant Land ☐ b) Single Family Residence
☐ c) Condo/Townhouse ☐ d) 2-4 Pkts
☐ e) Apt. Bldg. ☐ f) Comm'l Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property

\$14,220,000.00

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

Transfer Tax Value:

\$14,220,000.00

Real Property Transfer Tax Due

\$35,550.00

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, parties agree that devaluation 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 375.070, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature:

Capacity:

Signature:

Capacity:

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: State of Nevada Department of
Transportation Right of Way Division
Address: P.O. Box 170
City/State/Zip: Las Vegas, Nevada 89125

Print Name: CENTENNIAL GATEWAY, LLC
Address: 7448 West Sahara Avenue
City/State/Zip: Las Vegas, Nevada 89117

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

Print Name: Nevada Title Company
Address: 2500 N Buffalo, Suite 150
City: Las Vegas
State: NV
Zip: 89128
Esc. #: 02-12-1607-DTL

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

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AFTER RECORDING RETURN TO:
NEVADA TITLE COMPANY
2500 North Buffalo, Suite #150
Las Vegas, NV 89128
Ptns. of APN: 125-27-401-008

Mail Tax Statements To:
Centennial Gateway, LLC
7448 West Sahara Avenue
Las Vegas, NV 89117

20030415
07883
Project: STP-HDPPE-8116(002)
W.O.: 20200E1R
Ptns. of Parcel: U-095-CL-088.540
Parcels 3 and 10
PE1 and PE3

LEGAL DESCRIPTION PREPARED BY:
HEIDI A. MIRELES
NEVADA DEPT. OF TRANSPORTATION
R/W DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

QUITCLAIM DEED

THIS DEED, made this 26th day of March, 2003, between the STATE OF NEVADA, acting by and through its Department of Transportation, hereinafter called GRANTOR, and Centennial Gateway, LLC hereinafter called GRANTEE,

WITNESSETH:

That said GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America and other good and valuable consideration, the receipt whereof is hereby acknowledged, and acting in accordance with the provisions of Chapter 408 of the Nevada Revised Statutes, does hereby remise, release and forever quitclaim unto the said GRANTEE all of the right, title and interest of said GRANTOR in and to that certain real property situate, lying and being in the City of Las Vegas, County of Clark, State of Nevada, and more particularly described as being portions of the S 1/2 of the SW 1/4 of Section 27, T. 19 S., R. 60 E., M.D.M., and the individual parcels being more fully described by metes and bounds as follows, to wit:

PARCEL 3

BEGINNING at a point on the left or southwesterly right-of-way line of US-95 Freeway, 280.09 feet left of and at right angles to Highway Engineer's Station "XS" 134+68.68 P.D.T.; said point of beginning further described as bearing N. 94°29'23" E. a distance of 1,581.72 feet from the southwest corner of Section 27, T. 19 S., R. 60 E., M.D.M.; thence S. 83°12'38" W., along said left or southwesterly right-of-way line, a distance of 316.02 feet to a point on the easterly right-of-way line of realigned Buffalo Drive, thence along said easterly right-of-way line of realigned Buffalo Drive the following five (5) courses and distances:

- 1) from a tangent which bears N. 40°23'58" W., curving to the right with a radius of 54.00 feet, through an angle of 38°28'54", an arc distance of 37.21 feet;
- 2) N. 0°55'04" W. - 134.09 feet;
- 3) from a tangent which bears the last described course, curving to the left with a radius of 540.00 feet, through an angle of 71°36'18", an arc distance of 674.86 feet;
- 4) N. 72°31'22" W. - 550.86 feet;
- 5) from a tangent which bears the last described course, curving to the right with a radius of 430.00 feet, through an angle of 68°11'28", an arc distance of 511.77 feet to a point on the south one-eighth section line of said Section 27;

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thence S. 89°17'13" E., along said south one-sixteenth section line, a distance of 905.68 feet to a point on said left or southwesterly right-of-way line of US-95 Freeway, thence along said left or southwesterly right-of-way line the following seven (7) courses and distances:

- 1) S. 50°39'02" E. - 29.68 feet;
- 2) S. 33°37'51" E. - 310.30 feet;
- 3) S. 29°14'49" E. - 344.72 feet;
- 4) S. 24°51'22" E. - 335.69 feet;
- 5) S. 26°15'43" E. - 146.21 feet;
- 6) S. 27°39'48" E. - 155.67 feet;
- 7) S. 41°53'18" W. - 23.41 feet to the point of beginning;
said parcel contains an area of 14.68 acres (639,438 square feet).

Said parcel is identified as PARCEL 3, shown on EXHIBIT "A" attached hereto and made a part hereof.

RESERVING unto the GRANTOR the access rights, including the abutter's rights in and to US-95 Freeway, along the following described line:

BEGINNING at a point on the left or southwesterly right-of-way line of US-95 Freeway, 84.80 feet left of and at right angles to Highway Engineer's Station "XS" 147+80.29 P.O.T.; said point of beginning further described as bearing N. 35°40'54" E. a distance of 1,626.28 feet from the southwest corner of Section 27, T. 18 S., R. 60 E., M.D.M.; thence along said left or southwesterly right-of-way line the following eight (8) courses and distances:

- 1) S. 50°39'02" E. - 29.68 feet;
- 2) S. 33°37'51" E. - 310.30 feet;
- 3) S. 29°14'49" E. - 344.72 feet;
- 4) S. 24°51'22" E. - 335.69 feet;
- 5) S. 26°15'43" E. - 146.21 feet;
- 6) S. 27°39'48" E. - 155.67 feet;
- 7) S. 41°53'18" W. - 23.41 feet;
- 8) S. 83°12'36" W. - 316.02 feet to a point on the easterly right-of-way line of realigned Buffalo Drive;

thence from a tangent which bears N. 40°23'58" W., curving to the right along said easterly right-of-way line with a radius of 54.00 feet, through an angle of 39°26'54", an arc distance of 37.21 feet to a point; thence N. 0°55'54" W., along said easterly right-of-way line, a distance of 100.00 feet to the point of ending; said point of ending being 485.81 feet left of and at right angles to the centerline of US-95 Freeway at Highway Engineer's Station "XS" 137+42.19 P.O.T.; said point further described as bearing N. 78°42'56" E. a distance of 1,270.70 feet from said southwest corner of Section 27.

FURTHER RESERVING unto the GRANTOR a perpetual easement for drainage purposes over and upon a portion of the above described PARCEL 3, said easement more fully described by metes and bounds as follows, to wit:

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PE 3

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BEGINNING at a point on the left or southwesterly right-of-way line of US-95 Freeway, 280.09 feet left of and at right angles to Highway Engineer's Station "XS" 134+68.68 P.O.T.; said point of beginning further described as bearing N. 84°29'23" E. a distance of 1,581.72 feet from the southwest corner of Section 27, T. 19 S., R. 60 E., M.D.M.; thence S. 83°12'36" W., along said left or southwesterly right-of-way line of US-95 Freeway, a distance of 316.02 feet to a point on the easterly right-of-way line of realigned Buffalo Drive; thence from a tangent which bears N. 40°23'58" W., curving to the right along said easterly right-of-way line with a radius of 54.00 feet, through an angle of 39°28'54", an arc distance of 37.21 feet to a point; thence N. 0°55'04" W., along said easterly right-of-way line, a distance of 7.99 feet to a point; thence N. 83°43'37" E., a distance of 289.61 feet to a point; thence N. 53°22'16" E., a distance of 40.00 feet to a point on said left or southwesterly right-of-way line of US-95 Freeway; thence S. 27°39'48" E., along said southwesterly right-of-way line, a distance of 48.38 feet to a point; thence S. 41°53'18" W., along said southwesterly right-of-way line, a distance of 23.41 feet to the point of beginning; said parcel contains an area of 14,414 square feet (0.33 of an acre).

Said parcel is identified as PE3 shown on EXHIBIT "A" attached hereto and made a part hereof.

The above described PARCEL 3 is SUBJECT TO that certain EASEMENT DEED, dated June 17, 1998, filed for record on June 26, 1998, in Book 980626, as Inst. 03370, Clark County, Nevada, and all other existing utilities whether of record or not.

PARCEL 10

BEGINNING at a point on the northerly right-of-way line of Ann Road and the easterly right-of-way line of Buffalo Drive, 1,588.59 feet left of and at right angles to the centerline of US-95 Freeway at Highway Engineer's Station "XS" 143+14.42 P.O.T.; said point of beginning further described as bearing N. 21°33'45" E., a distance of 53.67 feet from the southwest corner of Section 27, T. 19 S., R. 60 E., M.D.M.; thence N. 0°18'50" W., along said easterly right-of-way line, a distance of 643.14 feet to a point; thence S. 69°33'13" W., a distance of 20.00 feet to a point on the west section line of said Section 27; thence N. 0°18'50" W., along said west section line, a distance of 494.18 feet to a point on the westerly right-of-way line of realigned Buffalo Drive; thence along said westerly right-of-way line the following seven (7) courses and distances:

- 1) from a tangent which bears S. 20°23'20" E., curving to the left with a radius of 510.00 feet, through an angle of 52°08'02", an arc distance of 464.05 feet;
- 2) S. 72°31'22" E. - 550.86 feet;
- 3) from a tangent which bears the last described course, curving to the right with a radius of 460.00 feet, through an angle of 52°29'33", an arc distance of 501.72 feet to a point of compound curvature;
- 4) from a tangent which bears S. 10°01'49" E., curving to the right with a radius of 85.00 feet, through an angle of 35°12'43", an arc distance of 58.38 feet to a point of reversion curvature;
- 5) from a tangent which bears S. 25°10'54" W., curving to the left with a radius of 105.00 feet, through an angle of 26°05'57", an arc distance of 47.83 feet;
- 6) S. 0°55'04" E. - 121.80 feet;
- 7) from a tangent which bears the last described course, curving to the right with a radius of 54.00 feet, through an angle of 32°59'47", an arc distance of 31.10 feet to a point on said northerly right-of-way line of Ann Road;

thence S. 83°12'36" W., along said northerly right-of-way line, a distance of 295.77 feet to a point; thence S. 68°58'40" W., along said northerly right-of-way line, a distance of 821.51 feet to the point of beginning; said parcel contains an area of 19.12 acres (832,889 square feet).

Said parcel is identified as PARCEL 10 shown on EXHIBIT "A" attached hereto and made a part hereof.
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RESERVING unto the GRANTOR the access rights, including the abutter's rights in and to US-95 Freeway, along the following described line

BEGINNING at a point on the westerly right-of-way line of realigned Buffalo Drive, 581.51 feet left of and at right angles to the centerline of US-95 Freeway at Highway Engineer's Station "XS" 137+88.96 P.O.T.; said point of beginning further described as bearing N. 78°39'08" E., a distance of 1,164.19 feet from the southwest corner of Section 27, T. 19 S., R. 60 E., M.D.M.; thence S. 0°55'04" E., along said westerly right-of-way line, a distance of 100.00 feet to a point, thence from a tangent which bears the last described course, curving to the right along said right-of-way line with a radius of 54.00 feet, through an angle of 32°59'47", an arc distance of 31.10 feet to a point on the northerly right-of-way line of Ann Road; thence S. 83°12'36" W., along said northerly right-of-way line, a distance of 100.00 feet to the point of ending; said point of ending being 750.86 feet left of and at right angles to said centerline of US-95 Freeway at Highway Engineer's Station "XS" 137+38.72 P.O.T.; said point further described as bearing N. 85°09'29" E., a distance of 1,039.21 feet from the southwest corner of said Section 27.

FURTHER RESERVING unto the GRANTOR a perpetual easement for drainage purposes over and upon a portion of the above described PARCEL 10, said easement more fully described by metes and bounds as follows, to wit:

PE 1

BEGINNING at a point on the westerly right-of-way line of realigned Buffalo Drive and the northerly right-of-way line of Ann Road, 664.12 feet left of and at right angles to the centerline of US-95 Freeway at Highway Engineer's Station "XS" 136+88.96 P.O.T.; said point of beginning further described as bearing N. 84°59'13" E., a distance of 1,138.16 feet from the southwest corner of Section 27, T. 19 S., R. 60 E., M.D.M.; thence S. 83°12'36" W., along said northerly right-of-way line, a distance of 295.77 feet to a point, thence S. 88°58'40" W., along said northerly right-of-way line, a distance of 385.44 feet to a point, thence along the following three (3) courses and distances:

- 1) N. 1°01'20" W. - 34.80 feet.
- 2) N. 87°12'47" E. - 375.35 feet.
- 3) N. 83°43'37" E. - 314.66 feet to a point on said westerly right-of-way line of realigned Buffalo Drive;

thence S. 0°55'04" E., along said westerly right-of-way line, a distance of 16.04 feet to a point, thence from a tangent which bears the last described course, curving to the right along said westerly right-of-way line, with a radius of 54.00 feet, through an angle of 32°59'47", an arc distance of 31.10 feet to the point of beginning; said parcel contains an area of 29,543 square feet (0.68 of an acre).

Said parcel is identified as PE1 shown on EXHIBIT "A" attached hereto and made a part hereof.

The above described PARCEL 10 is SUBJECT TO any and all existing utilities whether of record or not.

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20030215
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and its seal to be hereunto affixed the day and year first above written.

REVIEWED AND RECOMMENDED BY:

Eugene F. Wright 3/21/03
Eugene F. Wright, District Engineer Date

Herb A. Marple 03/25/03
Herb A. Marple, Chief Right-of-Way Agent Date

APPROVED FOR LEGALITY AND FORM:

Liesel Freedman 3/21/03
Liesel Freedman, Deputy Attorney General Date

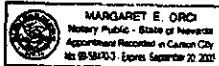
STATE OF NEVADA, acting by and through its
DEPARTMENT OF TRANSPORTATION

Susan Martinovich
Susan Martinovich, Director 3/26/03 Date

STATE OF NEVADA
CARSON CITY

On this 31st day of March, 2003, personally appeared before me, the undersigned, a Notary Public in and for Carson City, State of Nevada, Susan Martinovich, personally known (or proved) to me to be the Assistant Director of the Department of Transportation of the State of Nevada who subscribed to the above instrument for the Nevada Department of Transportation under authorization of Nevada Revised Statutes, Chapter 408.205; that he affirms that the seal affixed to said instrument is the seal of said Department; and that said instrument was executed for the Nevada Department of Transportation freely and voluntarily and for the uses and purposes therein mentioned.

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IN WITNESS WHEREOF I have hereunto
set my hand and affixed my official seal the day
and year in this certificate first above written.

Margaret E. Orr

DOT
030-411
rev. 01/01

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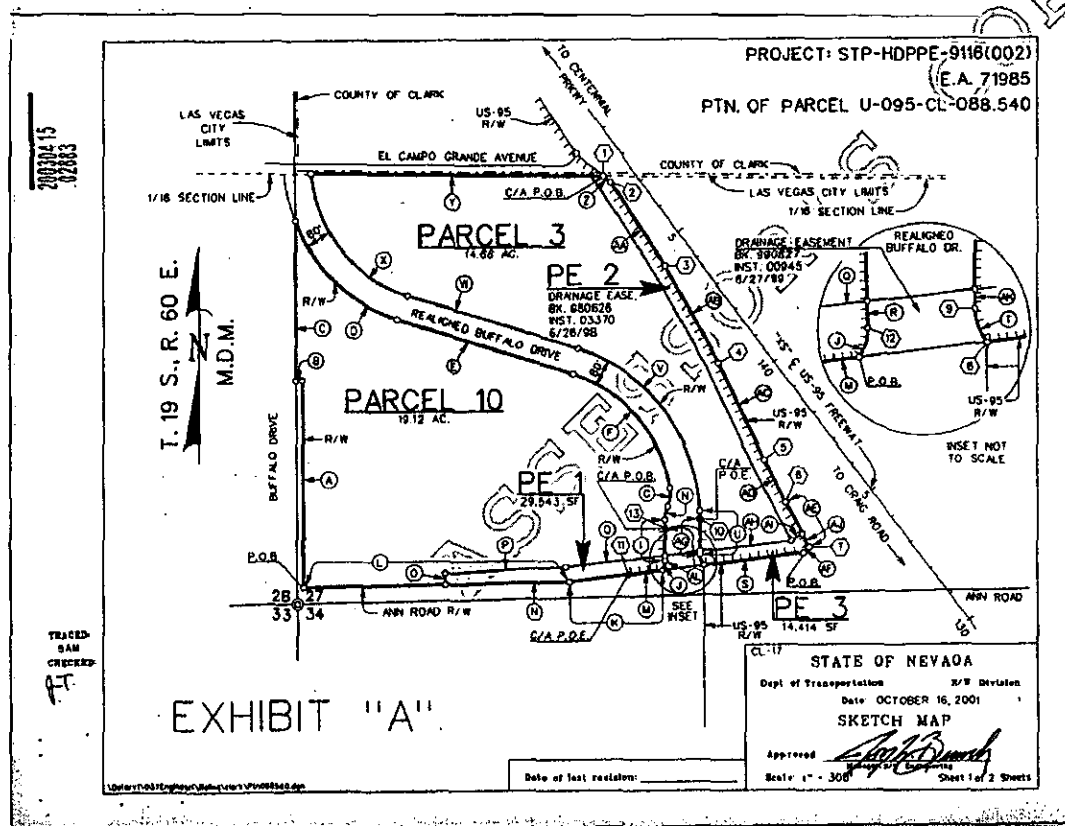


EXHIBIT "B"

PARCEL 3

P.O.B. - 285 08' 11" N 131° 58' 55" E P.O.T.
16. N 84° 29' 23" E - 1581.72' FROM THE
SW COR SEC 27, T. 19 S. R. 48 E. M.D.M.

- ① S 83° 17' 38" W - 316.82
- ② S 101° 30' 34" E - 59.00
- ③ S 72° 21' 22" E - 18.40' 23' 58" W
- ④ N 81° 55' 04" W - 134.09
- ⑤ S 71° 35' 48" E - 540.00
- ⑥ S 74° 56' 00" E - 540.00
- ⑦ N 72° 31' 22" W - 550.00
- ⑧ S 68° 17' 28" E - 430.00
- ⑨ S 89° 12' 13" E - 905.85
- ⑩ S 50° 39' 22" E - 29.88
- ⑪ S 33° 37' 51" E - 210.10
- ⑫ S 29° 14' 59" E - 344.72
- ⑬ S 27° 51' 22" E - 535.99
- ⑭ S 26° 15' 43" E - 144.71
- ⑮ S 27° 34' 48" E - 155.87
- ⑯ S 40° 15' 00" W - 43.45

TOGETHER WITH C/A RIGHTS

P.O.B. - 44 80' 11" N 131° 58' 55" E P.O.T.
16. N 84° 29' 23" E - 1581.72' FROM THE
SW COR SEC 27, T. 19 S. R. 48 E. M.D.M.

- ① S 50° 18' 07" E - 78.48
- ② S 51° 12' 54" E - 198.30
- ③ S 100° 14' 44" E - 144.72
- ④ S 72° 51' 22" E - 535.99
- ⑤ S 26° 15' 43" E - 144.71
- ⑥ S 27° 34' 48" E - 155.87
- ⑦ S 27° 34' 48" E - 155.87
- ⑧ S 27° 34' 48" E - 155.87
- ⑨ S 27° 34' 48" E - 155.87
- ⑩ S 27° 34' 48" E - 155.87
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PARCEL 10

P.O.B. - 1588 59' 11" N 143° 14' 42" E P.O.T.
16. N 27° 33' 45" E - 53.87' FROM THE
SW COR SEC 27, T. 19 S. R. 48 E. M.D.M.

- ① N 8° 16' 50" W - 443.14
- ② S 89° 33' 13" W - 28.00
- ③ N 0° 18' 50" W - 499.48
- ④ S 33° 08' 52" E - 510.08
- ⑤ S 494.05
- ⑥ S 72° 27' 22" E - 550.66
- ⑦ S 92° 28' 32" E - 480.00
- ⑧ S 561.72
- ⑨ S 35° 12' 43" E - 85.00
- ⑩ S 59.58
- ⑪ S 26° 55' 57" E - 405.00
- ⑫ S 42.83
- ⑬ S 0° 55' 04" E - 121.00
- ⑭ S 27° 59' 47" E - 54.00
- ⑮ S 82° 17' 34" W - 285.27
- ⑯ S 84° 58' 48" W - 821.57

TOGETHER WITH C/A RIGHTS

P.O.B. - 581 57' 11" N 137° 58' 55" E P.O.T.
16. N 84° 29' 23" E - 1581.72' FROM THE
SW COR SEC 27, T. 19 S. R. 48 E. M.D.M.

- ① S 8° 55' 03" E - 100.80
- ② S 12° 59' 37" E - 54.00
- ③ S 31.98
- ④ S 43° 12' 36" E - 100.00
- ⑤ S 77° 08' 51" E - 137.38
- ⑥ S 84° 09' 29" E - 163.27
- ⑦ S 84° 09' 29" E - 163.27
- ⑧ S 84° 09' 29" E - 163.27
- ⑨ S 84° 09' 29" E - 163.27
- ⑩ S 84° 09' 29" E - 163.27
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- ㊾ S 84° 09' 29" E - 163.27
- ㊿ S 84° 09' 29" E - 163.27

PE 1

- ① P.O.B. - 684 12' 11" N 136° 58' 55" E P.O.T.
- ② N 84° 29' 23" E - 1581.72' FROM THE
- ③ SW COR SEC 27, T. 19 S. R. 48 E. M.D.M.
- ④ S 83° 14' 38" W - 285.71
- ⑤ S 88° 58' 48" W - 565.48
- ⑥ N 0° 17' 20" W - 34.80
- ⑦ S 77° 12' 47" E - 375.35
- ⑧ S 81° 43' 17" E - 104.66
- ⑨ S 0° 35' 54" E - 16.00
- ⑩ S 37° 38' 47" E - 51.00
- ⑪ S 31.00

PROJECT STP-OPPR-91810021
E.A. 7980

PE 3

P.O.B. - 280 09' 17" N 131° 58' 55" E P.O.T.
16. N 84° 29' 23" E - 1581.72' FROM THE
SW COR SEC 27, T. 19 S. R. 48 E. M.D.M.

- ① S 85° 12' 36" W - 1216.01
- ② S 38° 28' 54" E - 54.00
- ③ S 27.21
- ④ N 0° 55' 84" W - 7.98
- ⑤ S 83° 33' 37" E - 289.81
- ⑥ S 53° 22' 16" E - 40.00
- ⑦ S 27° 39' 48" E - 48.38
- ⑧ S 47° 53' 08" W - 23.47

MONUMENTATION

- ① 64 80' 11" N 131° 58' 55" E P.O.T.
- ② 77 57' 11" N 137° 58' 55" E P.O.T.
- ③ 67 80' 11" N 131° 58' 55" E P.O.T.
- ④ 118 09' 11" N 140° 58' 55" E P.O.T.
- ⑤ 706 58' 11" N 137° 58' 55" E P.O.T.
- ⑥ 222 85' 12" N 136° 27' 11" E P.O.T.
- ⑦ 25 75' 11" N 134° 23' 14" E P.O.T.
- ⑧ 554 22' 11" N 135° 58' 25' 92" E P.O.T.
- ⑨ 184 18' 11" N 136° 58' 55" E P.O.T.
- ⑩ 185 81' 11" N 137° 58' 55" E P.O.T.
- ⑪ 150 81' 11" N 137° 58' 55" E P.O.T.
- ⑫ 159 88' 11" N 137° 58' 55" E P.O.T.
- ⑬ 581 57' 11" N 136° 58' 55" E P.O.T.

STATE OF NEVADA

Dept. of Transportation Survey Division

Date: OCTOBER 6, 2000

Sketch Map

Surveyed

[Signature]

Sheet 2 of 2 Sheets

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