

OWNER'S CERTIFICATE

PAUL G. ROBERTS, TRUSTEE OF THE BAYT 3 REALTY TRUST,
DO HEREBY CERTIFY THAT /WE ARE THE OWNERS OF LOT 3, BLOCK "A" WHICH IS SHOWN
UPON THIS PLAT OF:

"AMENDED FINAL MAP OF TOURNAMENT HILLS - UNIT 3"

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.
FURTHERMORE, THE ABOVE NAMED OWNERS OF THE WITHIN PLATTED LANDS DO HEREBY GRANT
AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION c/o/c NV ENERGY,
CENTRAL TELEPHONE COMPANY c/o/c CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX
COMMUNICATIONS LAS VEGAS, NC, AND SOUTH-WEST GAS CORPORATION, JOINTLY AND SEVERALLY,
AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- (1) A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG UNDERGROUND SERVICES TO METER PANELS, NOT OCCUPIED BY ANY BUILDING STRUCTURE.
- (2) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ADJUTING PRIVATE STREETS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB OF THE PRIVATE STREET, FOR WATER FACILITIES, ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND POWER, TELEPHONE, GAS, WATER, CABLE TV LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

FURTHERMORE, THE ABOVE NAMED OWNERS HEREBY GRANTS AND CONVEY TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS, FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, TRAFFIC SIGNALS, CONDUIT AND APPURTENANCES, THERE TO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREET LIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT TO INGRESS TO AND EGRESS FROM THESE EASEMENTS.

BAYT 3 REALTY TRUST
PAUL G. ROBERTS, TRUSTEE

BY: _____ DATE: _____
PAUL G. ROBERTS, TRUSTEE

ACKNOWLEDGMENT:

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2011, BY PAUL G. ROBERTS, TRUSTEE OF TROPHY HILLS RESIDENCE TRUST.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____

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TROPHY HILLS RESIDENCE TRUST
PAUL G. ROBERTS, TRUSTEE

BY: _____ DATE: _____
PAUL G. ROBERTS, TRUSTEE

ACKNOWLEDGMENT:

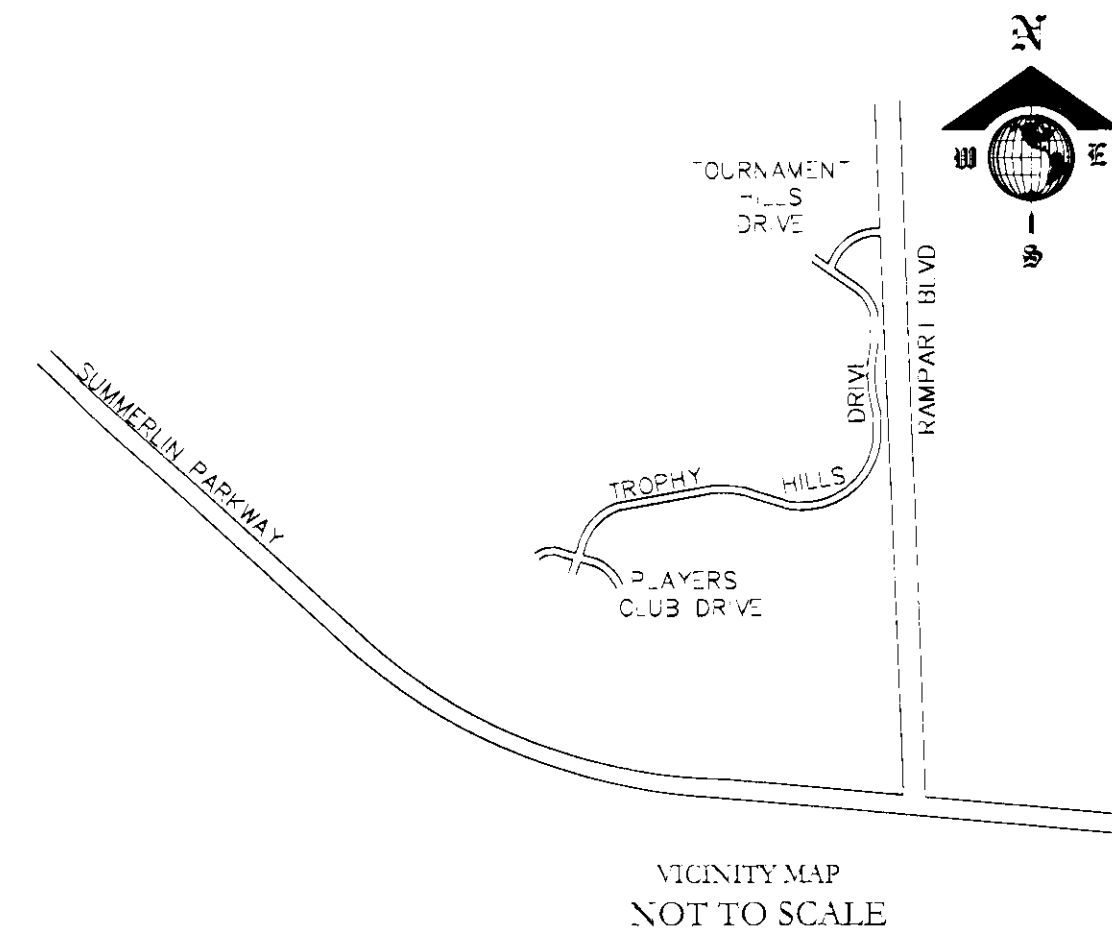
STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2011, BY PAUL G. ROBERTS, TRUSTEE OF TROPHY HILLS RESIDENCE TRUST.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____

AMENDED FINAL MAP
OF A PORTION OF
TOURNAMENT HILLS - UNIT 3
(A COMMON INTEREST COMMUNITY)

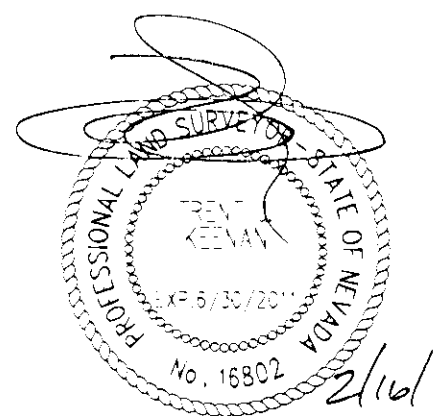
AMENDING RESIDENTIAL LOTS 3, 4, AND 5, BLOCK "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



SURVEYOR'S CERTIFICATE

TRENT J. KEENAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WRITING ENGINEERS.
- 2) THE LANDS SURVEYED ARE WITHIN A PORTION OF THE SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 14, 2011.
- 3) THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED.



TRENT J. KEENAN, P.L.S.
NEVADA CERTIFICATE NO. 16802

CITY ENGINEER'S APPROVAL

BY THE SIGNATURES BELOW, THE CITY DOES HEREBY ACCEPT THE EASEMENTS GRANTED TO THE CITY AS DELINEATED AND APPROVED HEREON WITH THIS PLAT, UNLESS OTHERWISE NOTED.

BY: _____ P.E. _____ DATE: _____
CITY ENGINEER, CITY OF LAS VEGAS

CITY SURVEYOR'S CERTIFICATE

AJAN R. REKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I DID EXAMINE THE FINAL SUBDIVISION MAP OF:

"AMENDED FINAL MAP OF TOURNAMENT HILLS - UNIT 3"

AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

AJAN R. REKKI, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 17489

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERE TO; THAT THE MAP COMPLES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE _____ DAY OF _____, 2011.

M. MARGO WHEELER, A.I.C.P.
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: _____ DATE: _____
FOR THE DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: _____ DATE: _____
SOUTHERN NEVADA HEALTH DISTRICT

UTILITY APPROVALS

SEE SHEET 2

OWNERS CERTIFICATE

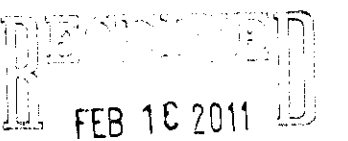
SEE SHEET 2

LEGAL DESCRIPTION

SEE SHEET 2

BASIS OF BEARINGS:

BEGIN THE CENTERLINE OF TROPHY HILLS DRIVE S 81°20'00" W,
BETWEEN TOURNAMENT HILLS UNIT 2 AND TOURNAMENT HILLS UNIT 3, AS
SHOWN ON MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN
THE OFFICE OF THE CLARK COUNTY, RECORDER, CLARK COUNTY, NEVADA.



AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO:
(1) MERGE LOTS 3, 4, AND 5 INTO ONE LOT.

RECORDER'S NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, NRS 278.5695.

FMP _____

AMENDED FINAL MAP		No. _____
AMENDING RESIDENTIAL LOTS 3, 4, AND 5, BLOCK "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		FILED AT THE REQUEST OF:
CITY OF LAS VEGAS CLARK COUNTY NEVADA		DIAMONDBACK LAND SURVEYING, LLC
DRAWN BY: ON 02/11/2011		DATE: _____ AT _____
CHECKED BY: ON 2/11/2011		BOOK _____ PAGE: _____
JOB NUMBER: 110107		OFFICIAL RECORDS BOOK No. _____
PAGE - 1 - OF - 3		CLARK COUNTY, NEVADA RECORDS DEBBE CONWAY, RECORDER
2980 S RAINBOW BLVD, SUITE 210 LAS VEGAS, NEVADA 89146 (6) 702.596.0815 (f) 702.933.9030 www.diamonbacklandsurveying.com		DEPUTY _____

AMENDED FINAL MAP
OF A PORTION OF
TOURNAMENT HILLS - UNIT 3
(A COMMON INTEREST COMMUNITY)

AMENDING RESIDENTIAL LOTS 3, 4, AND 5, BLOCK "A" AS SHOWN BY MAP THEREOF ON FILE N BOOK 55, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

WE PAUL G. ROBERTS, TRUSTEE OF THE PLAYERS CLUB REALTY TRUST DO HEREBY CERTIFY THAT /WE ARE THE OWNERS OF LOT 4, BLOCK "A" WHICH IS SHOWN UPON THIS PLAT OF:

"AMENDED FINAL MAP OF TOURNAMENT HILLS - UNIT 3"

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PLAYERS CLUB REALTY TRUST
 PAUL G. ROBERTS TRUSTEE

BY: _____ DATE: _____
 PAUL G. ROBERTS, TRUSTEE

ACKNOWLEDGMENT:

STATE OF NEVADA
 COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2011, BY PAUL G. ROBERTS, TRUSTEE OF "TOURNAMENT HILLS RESIDENCE TRUST".

NOTARY PUBLIC
 MY APPOINTMENT EXPIRES _____

UTILITY APPROVALS

BY THEIR SIGNATURES BELOW, THE NAMED UTILITY COMPANIES DO HEREBY RELINQUISH ALL UTILITY EASEMENTS WITHIN THE BOUNDARY OF THE HEREIN PLATTED LANDS AS GRANTED PER THE RECORDED PLATS BEING AFFECTED AND LISTED DIRECTLY BELOW THE TITLE OF THIS INSTRUMENT. THESE EASEMENTS ARE RELINQUISHED IN FAVOR OF THE EASEMENTS GRANTED, Delineated, AND APPROVED HEREON WITHIN THIS PLAT, UNLESS OTHERWISE NOTED.

----- BY: NEVADA POWER COMPANY, A NEVADA CORPORATION c/o/c NV ENERGY	----- DATE
----- BY: CENTRAL TELEPHONE COMPANY c/o/c CENTURYLINK	----- DATE
----- BY: SOUTH-WEST GAS CORPORATION	----- DATE
----- BY: LAS VEGAS VALLEY WATER DISTRICT	----- DATE
----- BY: COX COMMUNICATIONS LAS VEGAS, INC	----- DATE

LEGAL DESCRIPTION

BEING LOTS 3, 4, AND 5 OF THE "TOURNAMENT HILLS - UNIT 3" RESIDENTIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE N BOOK 55, PAGE 25 OF PLATS IN OFFICE OF THE CLARK COUNTY RECORDER, NEVADA, LYING WITHIN SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

FEB 10 2011

AMENDED FINAL MAP

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CITY OF LAS VEGAS CLARK COUNTY NEVADA

DRAWN BY:
 ON 02/11/2011
 CHECKED BY:
 ON 2/11/2011
 JOB NUMBER:
 110107



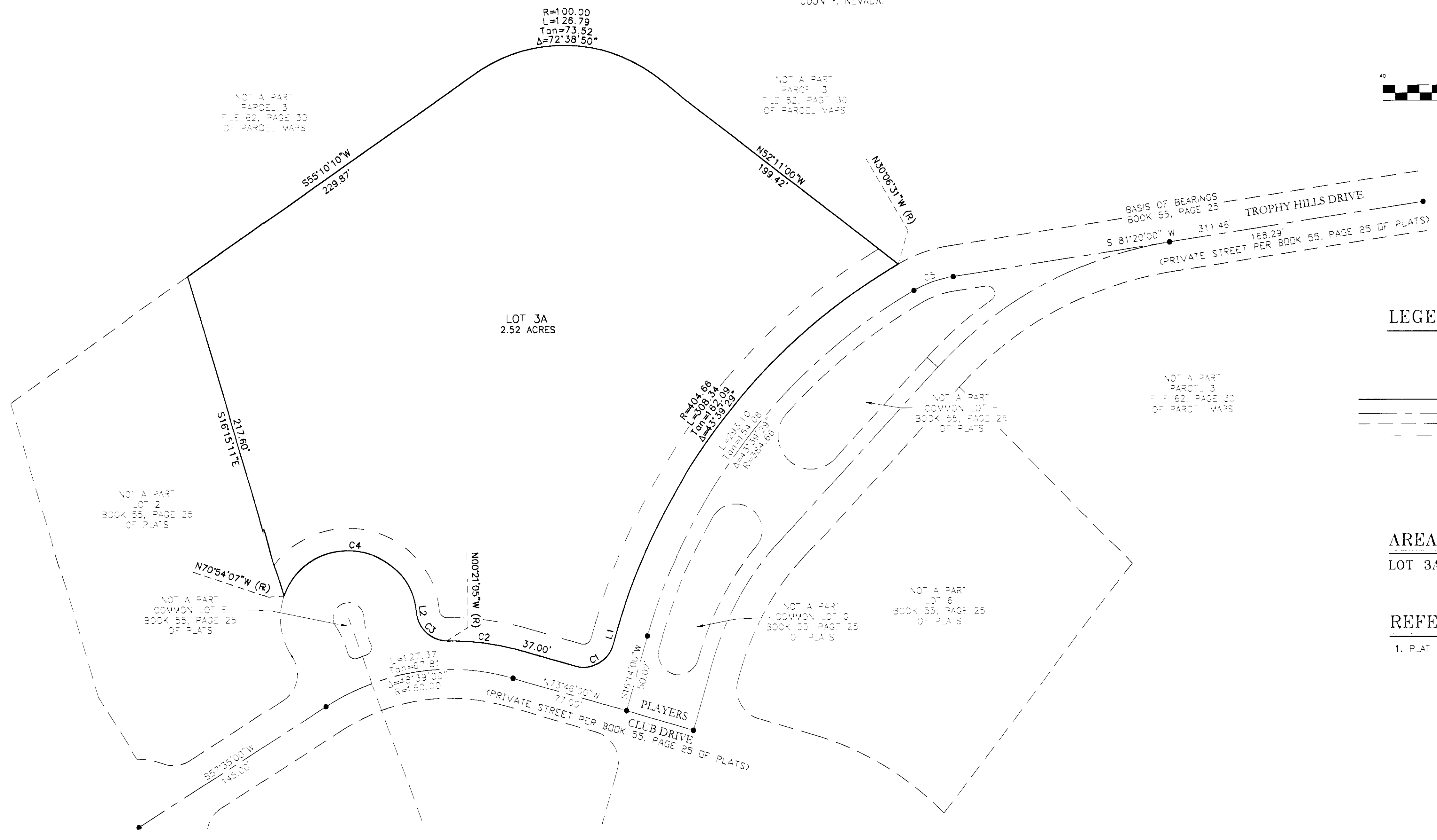
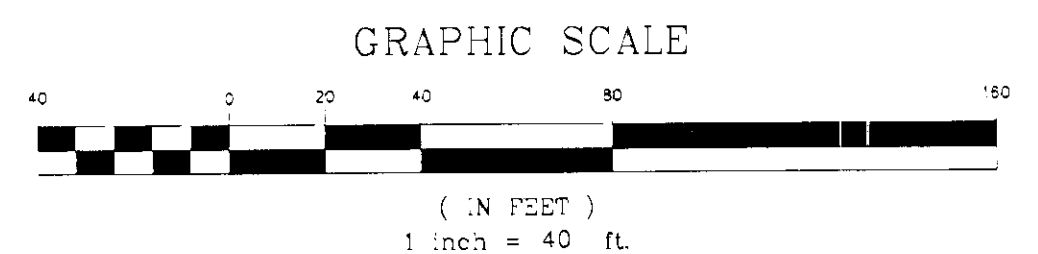
2980 S RAINBOW BLVD, SUITE 210
 LAS VEGAS, NEVADA 89146
 (o) 702.596.0815 (f) 702.933.9030
 www.diamondbacklandsurveying.com

AMENDED FINAL MAP

OF A PORTION OF TOURNAMENT HILLS - UNIT 3

(A COMMON INTEREST COMMUNITY)

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- LEGEND:**
- FOUND ALUMINUM CAP PER BOOK 55, PAGE 25 OF PLATS
 - (R#) SEE MAP REFERENCE BELOW
 - (R) RADIAL
 - SURVEY BOUNDARY
 - CENTERLINE ADJACENT PARCEL LINE
 - - - 15.00' EASEMENT FOR PRIVATE SIDEWALK GRANTED PER BOOK 55, PAGE 25 OF PLATS

AREAS:

LOT 3A 2.52 ACRES±

REFERENCES:

1. PLAT BOOK 55, PAGE 25

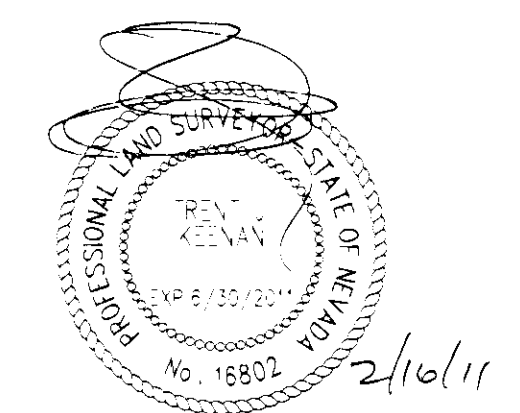
LINE TABLE

LINE	BEARING	DISTANCE
L1	S18°14'00\"W	11.92'
L2	S36°26'31\"E	2.42'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	16°35'03"	168.50'	48.77'	24.55'
C3	83°54'34"	20.00'	29.29'	17.98'
C4	134°27'36"	44.50'	119.96'	196.34'
C5	21°26'31"	73.02'	27.33'	13.82'

BASIS OF BEARINGS:
 BEING THE CENTERLINE OF TROPHY HILLS DRIVE S 81°20'00" W, BETWEEN TOURNAMENT HILLS UNIT 2 AND TOURNAMENT HILLS UNIT 3, AS SHOWN ON MAP THEREOF ON FILE N BOOK 55, PAGE 25 OF PLATS IN THE OFFICE OF THE CLARK COUNTY, RECORDER, CLARK COUNTY, NEVADA.



DEC 10
FEB 10 2011

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CITY OF LAS VEGAS	CLARK COUNTY	NEVADA
DRAWN BY: VP ON 02/11/2011		
CHECKED BY: JK ON 02/11/2011		
JOB NUMBER: DB110107	SCALE: 1" = 40'	2980 S RAINBOW BLVD. SUITE 210 LAS VEGAS, NEVADA 89146 (o) 702.596.0815 (f) 702.933.9030 www.diamondbacklandsurveying.com
PAGE-3-OF-3		

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BAY 3 REALTY TRUST
PAUL G. ROBERTS, TRUSTEE

BY: _____ DATE: _____
PAUL G. ROBERTS, TRUSTEE

ACKNOWLEDGMENT:

STATE OF NEVADA
COUNTY OF CLARK

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NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____

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TROPHY HILLS RESIDENCE TRUST
PAUL G. ROBERTS, TRUSTEE

BY: _____ DATE: _____
PAUL G. ROBERTS, TRUSTEE

ACKNOWLEDGMENT:

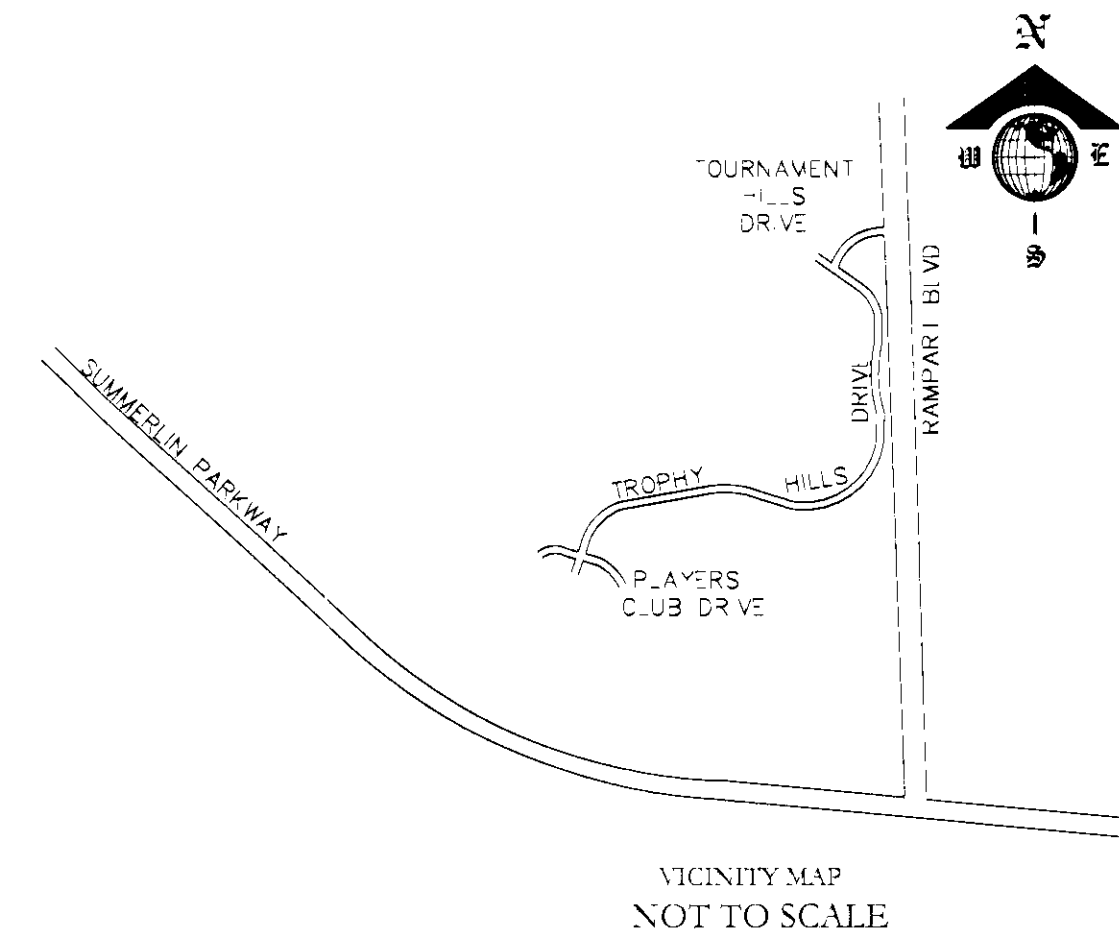
STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2011, BY PAUL G. ROBERTS, TRUSTEE OF TROPHY HILLS RESIDENCE TRUST.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____

AMENDED FINAL MAP
OF A PORTION OF
TOURNAMENT HILLS - UNIT 3
(A COMMON INTEREST COMMUNITY)

AMENDING RESIDENTIAL LOTS 3, 4, AND 5, BLOCK "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. REKK, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

"AMENDED FINAL MAP OF TOURNAMENT HILLS - UNIT 3"

AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

ALAN R. REKK, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 17489

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE _____ DAY OF _____, 2011.

FLINN PASS MARGO WHEELER, A.C.P.
ACTING DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: _____ DATE: _____
FOR THE DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: _____ DATE: _____
SOUTHERN NEVADA HEALTH DISTRICT

UTILITY APPROVALS

SEE SHEET 2

OWNERS CERTIFICATE

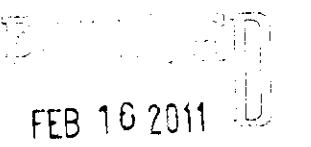
SEE SHEET 2

LEGAL DESCRIPTION

SEE SHEET 2

BASIS OF BEARINGS:

BEING THE CENTERLINE OF TROPHY HILLS DRIVE S 81°20'00" W, BETWEEN TOURNAMENT HILLS UNIT 2 AND TOURNAMENT HILLS UNIT 3, AS SHOWN ON MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE OFFICE OF THE CLARK COUNTY, RECORDER, CLARK COUNTY, NEVADA.



AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO:
(1) MERGE LOTS 3, 4, AND 5 INTO ONE LOT.

RECORDER'S NOTE:

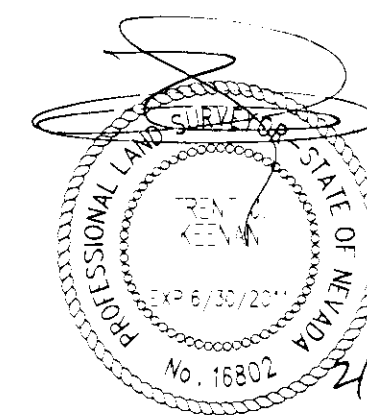
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, NRS 278.5695.

FMP--40979

SURVEYOR'S CERTIFICATE

I, TRENT J. KEENAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WRITTEN ENGINEERS.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 14, 2011.
- 3) THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER AND OCCUOY THE POSITIONS INDICATED.



TRENT J. KEENAN, P.L.S.
NEVADA CERTIFICATE NO. 16802

CITY ENGINEER'S APPROVAL

BY THE SIGNATURES BELOW, THE CITY DOES HEREBY ACCEPT THE EASEMENTS GRANTED TO THE CITY AS DELINEATED AND APPROVED HEREON WITH THIS PLAT, UNLESS OTHERWISE NOTED.

BY: _____ P.L.S. _____ DATE: _____
CITY ENGINEER, CITY OF LAS VEGAS

AMENDED FINAL MAP

AMENDING RESIDENTIAL LOTS 3, 4, AND 5, BLOCK "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CITY OF LAS VEGAS CLARK COUNTY NEVADA

DRAWN BY: _____ ON 02/11/2011
CHECKED BY: _____ JK ON 2/11/2011
JOB NUMBER: 110107
PAGE-1-OF-3



2980 S RAINBOW BLVD. SUITE 210
LAS VEGAS, NEVADA 89146
(6) 702.596.0835 (F) 702.933.9030
www.diamondbacklandsurveying.com

No. _____ FILED AT THE REQUEST OF: _____
D AMONDBACK LAND SURVEYING, LLC
DATE: _____ AT _____
BOOK _____ PAGE: _____
OF: PLATS
OFFICIAL RECORDS BOOK No. _____
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE: _____ DEPUTY _____

STAFF COPY

AMENDED FINAL MAP
OF A PORTION OF
TOURNAMENT HILLS - UNIT 3
(A COMMON INTEREST COMMUNITY)

AMENDING RESIDENTIAL LOTS 3, 4, AND 5, BLOCK "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

WE PAUL G. ROBERTS, TRUSTEE OF THE PLAYERS CLUB REALTY TRUST DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF LOT 4, BLOCK "A" WHICH IS SHOWN UPON THIS PLAT OF:

"AMENDED FINAL MAP OF TOURNAMENT HILLS - UNIT 3"

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT. FURTHERMORE, THE ABOVE NAMED OWNERS OF THE WITHIN PLATTED LANDS DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/s/c NV ENERGY, CENTRAL TELEPHONE COMPANY d/s/c CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, NC, AND SOUTH-WEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- (1) A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG UNDERGROUND SERVICES TO METER PANELS, NOT OCCUPIED BY ANY BUILDING STRUCTURE;
- (2) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PRIVATE STREETS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITHIN AND FIVE FEET DISTANCE, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB OF THE PRIVATE STREET, FOR WATER FACILITIES, ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND POWER, TELEPHONE, GAS, WATER, CABLE TV LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

FURTHERMORE THE ABOVE NAMED OWNERS HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS, FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, TRAFFIC SIGNALS, CONDUIT AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADII FROM EACH FIRE HYDRANT, STREET LIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT TO INGRESS TO AND EGRESS FROM THESE EASEMENTS.

PLAYERS CLUB REALTY TRUST
PAUL G. ROBERTS TRUSTEE

BY: _____ DATE: _____
PAUL G. ROBERTS, TRUSTEE

ACKNOWLEDGMENT:

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2011, BY PAUL G. ROBERTS, TRUSTEE OF TOURNAMENT HILLS RESIDENCE TRUST.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____

UTILITY APPROVALS

BY THEIR SIGNATURES BELOW, THE NAMED UTILITY COMPANIES DO HEREBY RELINQUISH ALL UTILITY EASEMENTS WITHIN THE BOUNDARY OF THE HEREBY PLATTED LANDS AS GRANTED PER THE RECORDED PLAT'S BEING AFFECTED AND LISTED DIRECTLY BELOW THE TITLE OF THIS INSTRUMENT. THESE EASEMENTS ARE RELINQUISHED IN FAVOR OF THE EASEMENTS GRANTED, DELINEATED, AND APPROVED HEREON WITH THIS PLAT, UNLESS OTHERWISE NOTED.

-----	-----
BY: NEVADA POWER COMPANY, A NEVADA CORPORATION d/s/c NV ENERGY	DATE
-----	-----
BY: CENTRAL TELEPHONE COMPANY d/s/c CENTURYLINK	DATE
-----	-----
BY: SOUTH-WEST GAS CORPORATION	DATE
-----	-----
BY: LAS VEGAS VALLEY WATER DISTRICT	DATE
-----	-----
BY: COX COMMUNICATIONS LAS VEGAS, NC	DATE

LEGAL DESCRIPTION


BEING LOTS 3, 4, AND 5 OF THE "TOURNAMENT HILLS - UNIT 3" RESIDENTIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN OFFICE OF THE CLARK COUNTY RECORDER, NEVADA, LYING WITHIN SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

RECORDED
FEB 10 2011

AMENDED FINAL MAP

AMENDING RESIDENTIAL LOTS 3, 4, AND 5, BLOCK "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CITY OF LAS VEGAS CLARK COUNTY NEVADA

DRAWN BY: ON 02/11/2011		2980 S RAINBOW BLVD, SUITE 210 LAS VEGAS, NEVADA 89146 (602) 702-5963 B.S. (F) 702-933-9030 www.diamondbackandsurveying.com
CHECKED BY: ON 2/11/2011		
JOB NUMBER: 110107		

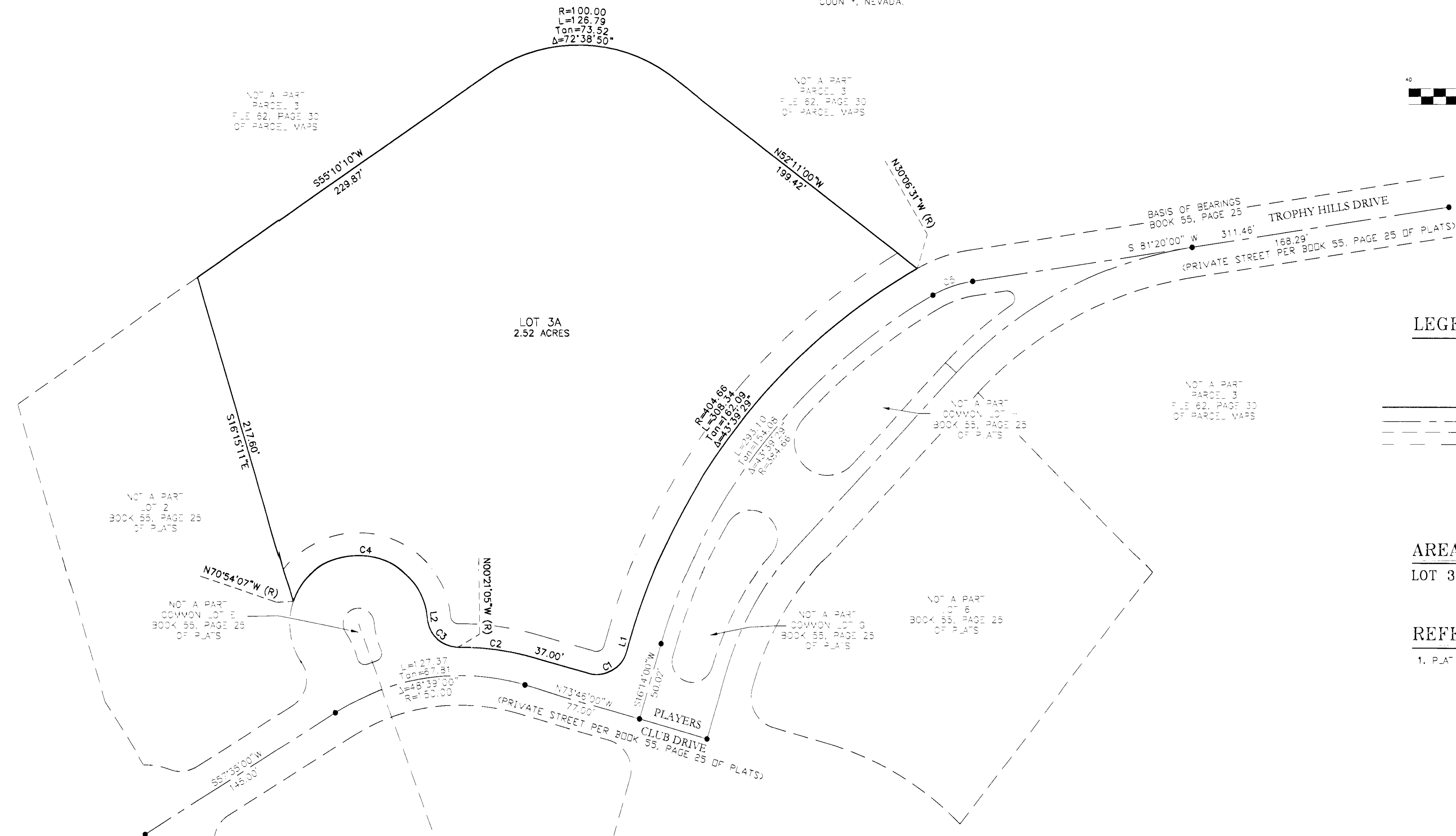
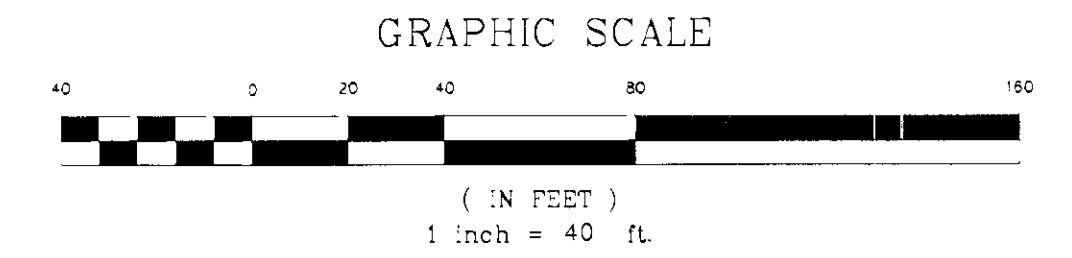
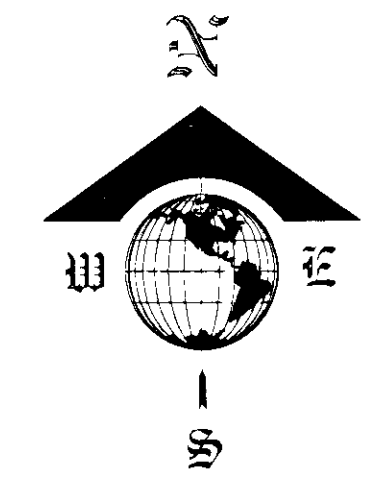
PAGE - 2 - OF - 3

AMENDED FINAL MAP

OF A PORTION OF TOURNAMENT HILLS - UNIT 3

(A COMMON INTEREST COMMUNITY)

AMENDING RESIDENTIAL LOTS 3, 4, AND 5, BLOCK "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



LEGEND:

- FOUND ALUMINUM CAP PER BOOK 55, PAGE 25 OF PLATS
- (R#) SEE MAP REFERENCE BELOW
- (R) RADIAL
- SURVEY BOUNDARY
- CENTERLINE
- - - ADJACENT PARCEL LINE
- - - 15.00' EASEMENT FOR PRIVATE SIDEWALK GRANTED PER BOOK 55, PAGE 25 OF PLATS

AREAS:

LOT 3A 2.52 ACRES±

REFERENCES:

1. PLAT BOOK 55, PAGE 25

LINE TABLE

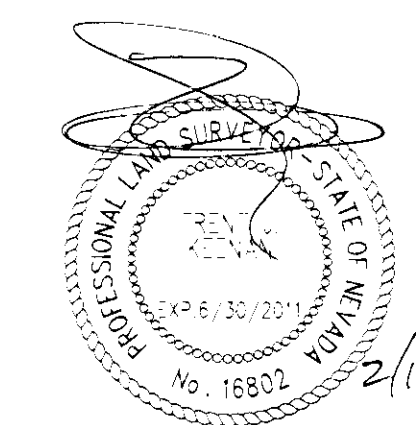
LINE	BEARING	DISTANCE
L1	S16°14'02\"W	11.32
L2	S05°26'31\"E	2.42

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	92°30'00"	20.00	31.42	20.00
C2	16°35'08"	169.52	48.77	24.56
C3	83°54'34"	20.00	29.29	17.98
C4	154°27'36"	44.52	119.86	196.34
C5	21°26'31"	73.22	27.33	13.82

BASIS OF BEARINGS:

BEING THE CENTERLINE OF TROPHY HILLS DRIVE S 81°20'00\" W, BETWEEN TOURNAMENT HILLS UNIT 2 AND TOURNAMENT HILLS UNIT 3, AS SHOWN ON MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.



FEB 16 2011

AMENDED FINAL MAP

AMENDING RESIDENTIAL LOTS 3, 4, AND 5, BLOCK "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CITY OF LAS VEGAS CLARK COUNTY NEVADA

DRAWN BY: VP ON 02/11/2011	CHECKED BY: TJK ON 02/11/2011
JOB NUMBER: 28110107	SCALE: 1" = 40'



2980 S RAINBOW BLVD. SUITE 210
LAS VEGAS, NEVADA 89146
(9) 702.596.0815 (f) 702.933.9030
www.diamondbacklandsurveying.com

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 11x17 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE QA VALUE 22

MAP LEGEND

- PARCEL BOUNDARY 001
- SUBD BOUNDARY 1.88
- ROAD EASEMENT 202
- PM/LD BOUNDARY 5
- NON-PARCEL LOT LINE 5
- MATCH LINE / LEADER LINE 5
- ROAD IQ NUMBER 001
- PARCEL NUMBER 001
- ACREAGE 1.88
- PARCEL SUB/SEQ NUMBER 202
- PLAT RECORDING NUMBER PB 23-15
- BLOCK NUMBER 5
- LOT NUMBER 5
- GOV. LOT NUMBER 001

T20S R60E

R59E	R60E	R61E
126	125	124
137	138	139
140	141	142
164	163	162

29

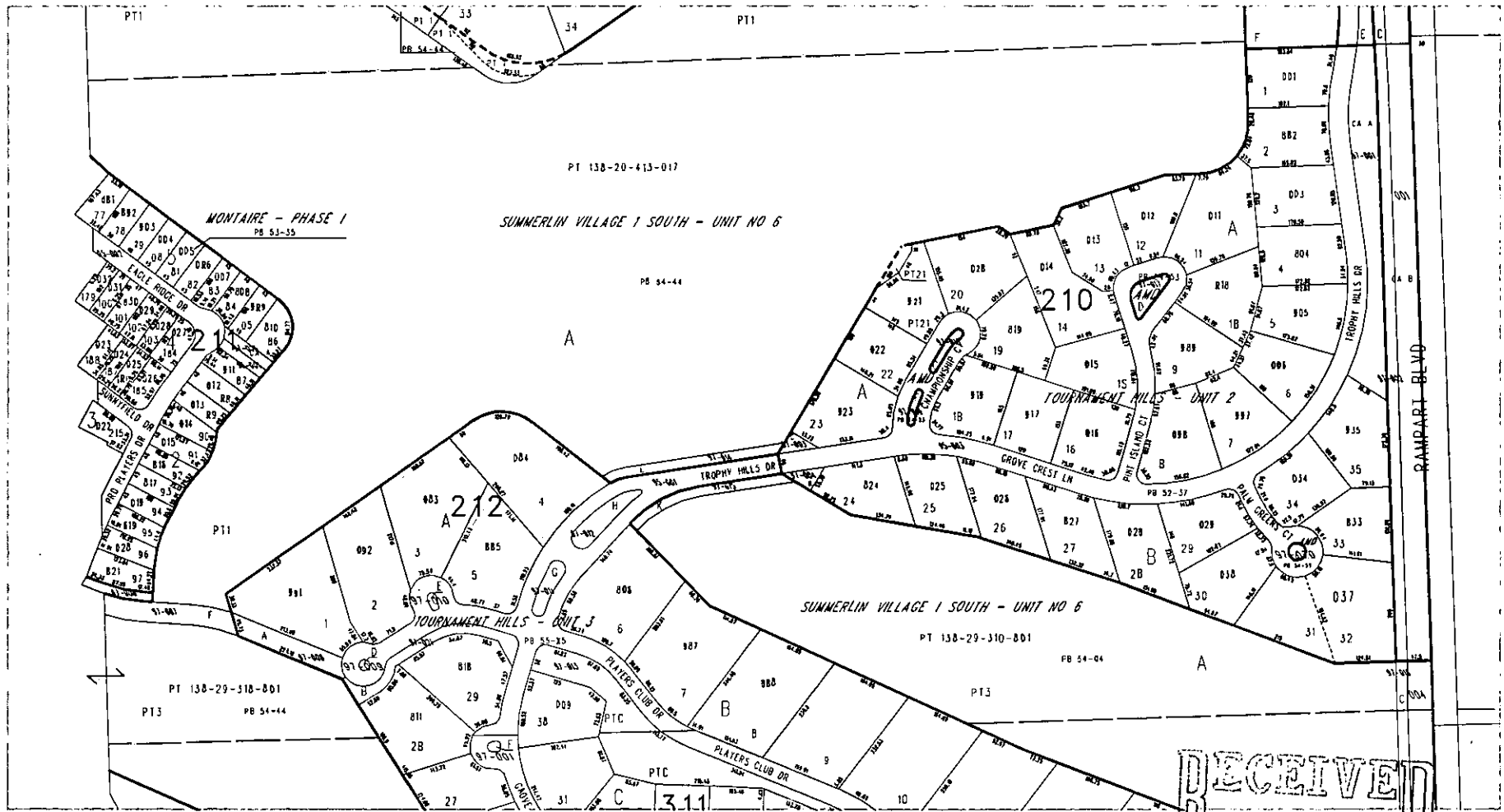
5	4	3	3	1
7	8	9	10	11
12	13	14	15	16
17	18	19	20	21
22	23	24	25	26
27	28	29	30	31

S 2 NW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

138-29-2

Scale: 1"=200' Rev: 06/23/09



RECEIVED
FEB 16 2011
 TAX DIST 200



SUMMERLIN NORTH

COMMUNITY ASSOCIATION

May 12, 2011

Mr. Steve Gebeke, Department of Planning
Mr. Steve Swanton, Department of Planning
City of Las Vegas Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Amended Final Map 40979 – APN 138-29-212-003, -004 and -005
(Tournament Hills)

Dear Sirs:

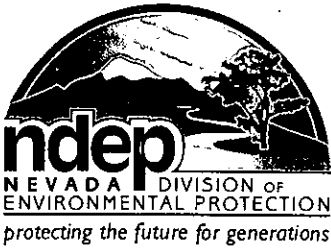
Per the request by the Department of Public Works regarding the above mentioned properties, the Amended Final Map 40979 is approved. However, before construction commences, the final **Landscaping, Site, Floor** and **Elevation** plans must be submitted to Summerlin North for review and approval.

Should you have any questions, please do not hesitate to contact us at 838-5500.

Sincerely,

Sheri Rios, CMCA, PCAM
Senior Community Manager

cc: Wright Engineers (Jeremy McCay, Amber Dolce and Jim Spurling)
Paul G. Roberts (Trophy Hills Residence Trust)
Terra West (Tournament Hills Property Management Company)



STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Brian Sandoval, Governor

Leo M. Drozdoff, P.E., Director

Colleen Cripps, Ph.D., Administrator

March 14, 2011

Walter Ross
Clark County Health District
P.O. Box 3902
Las Vegas, Nevada 89127

**Re: Amended Final Map of Tournament Hills – Unit 3, a Common Interest Community –
Amending Residential Lots 3, 4 & 5 of Block A as Shown in Book 55, Page 25 of Plats in
the Clark County Recorder’s Office, Situated within a Portion of Section 29, T20S, R60E,
M.D.M, City of Las Vegas, Clark County**

Dear Mr. Ross:

The Nevada Division of Environmental Protection (“NDEP”) has reviewed the above referenced amended final map and hereby approves the map.

If you have questions concerning this letter, please contact me at 775-687-9429.

Sincerely,

Steve McGoff, P.E.
Staff Engineer III
Technical Services Branch
Bureau of Water Pollution Control

cc: Tracy Geter, Water Resources, Southern Nevada Branch, 400 Shadow Lane, Suite 203,
Las Vegas, NV
M. Margo Wheeler, City of Las Vegas Planning Dept, 333 N. Ranch, Floor 2, Las Vegas,
NV 89105
Wright Engineers, 7425 Peak Drive, Las Vegas, NV 89128
Dr. Miriam Adelson, 3355 Las Vegas Blvd. South, Las Vegas, NV 89109

Control No. S8991





Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: STEVE GEBEKE - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
TRENT KEENAN, PLS
TROPHY HILLS RESIDENCE TRUST
PLAYERS CLUB REALTY TRUST
WRIGHT ENGINEERS
BAYIT 3 REALTY TRUST

Date: March 03, 2011

RE: **FINAL MAP 40979 - TOURNAMENT HILLS - UNIT 3 AMENDED**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

431494 CURRENT PL Status: Conditional Approval February 28, 2011

If you have any questions regarding the following Planning comments please call 229-6301

1. The Amended Final Map Mylar shall be in conformance with all applicable Conditions of Approval for the original Final Map of Tournament Hills - Unit 3 (FM-0073-92).
2. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the City. These revisions include the following:
 - a. The file number "FMP-40979" shall be placed above the box at the lower right hand corner of the cover sheet.
 - b. The CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT shall be revised to read, "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."
 - c. Within the Certificate of Director of Planning Approval, text shall be revised to replace "the Director of Planning and Development" with "the Director of Planning."
 - d. The signature block for the Director of Planning shall read as follows:

Flinn Fagg, AICP
Acting Director of Planning
City of Las Vegas, Nevada

Date

3. Provide an approval letter to the Department of Planning from the Master Developer (Summerlin) consenting to the amended map.

431495 DEVCO Status: Conditional Approval March 01, 2011

If you have any questions regarding the following Development Coordination comments please call 229-6578

COMMENTS:

We have no objection to this Amended Final Map request to Amend Residential Lots 3, 4, and 5 of

Block "A" as long as all previous conditions of approval for the Tournament Hills Unit 3 subdivision and all subsequent site-related actions are ultimately complied with.
CONDITIONS OF APPROVAL:

1. On the cover sheet, the signature block for the City Engineer should be "Acting City Engineer: David Bowers, P. E. #16736".
2. All three parcels shall have the same ownership designation and there shall be one Owner's Certificate prior to recordation of this Final Map. The last paragraph of the new Owner's Certificate shall not have a reference to public streets and should be replaced with the Owner's Certificate found on the original Final Map, Book 55, Page 26.
3. Site development to comply with all previous conditions of approval for the Tournament Hills Unit 3 Final Map and all other site related actions.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

431496 SURVEY Status: Conditional Approval March 02, 2011

If you have any questions regarding the following Survey comments please call 229-6217

In addition to the above comments.

Minor typo in the Surveyors Certificate.

Please correct the City Surveyors license number to 12469.

Please check and revise the adjoiner information as shown on Sheet 3.



Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

End of Comments.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Alan Riecki, City Surveyor
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Doug Rankin, Planning Department
Date: March 1, 2011
Re: **FMP-40979** Tournament Hills Unit 3 (Amended) NWC Trophy Hills Drive Tournament Players Club
Request for an Amended Final Map Technical Review

COMMENTS:

We have no objection to this Amended Final Map request to Amend Residential Lots 3, 4, and 5 of Block "A" as long as all previous conditions of approval for the Tournament Hills Unit 3 subdivision and all subsequent site-related actions are ultimately complied with.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-40979, above the Recorder's Block on the cover sheet.
2. On the cover sheet, the signature block for the City Engineer should be "Acting City Engineer: David Bowers, P. E. #16736".
3. On the cover sheet, include the name of the current City of Las Vegas Planning and Development Director.
4. All three parcels shall have the same ownership designation and there shall be one Owner's Certificate prior to recordation of this Final Map. The last paragraph of the new Owner's Certificate shall not have a reference to public streets and should be replaced with the Owner's Certificate found on the original Final Map, Book 55, Page 26.
5. Site development to comply with all previous conditions of approval for the Tournament Hills Unit 3 Final Map and all other site related actions.
6. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

3



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwwd.com

February 24, 2011

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106



Gentlemen:

**SUBJECT: AMENDED RESIDENTIAL SUBDIVISION MAP – WATER COMMITMENT –
FMP-40979 TOURNAMENT HILLS UNIT 3; A.P.N. 138-29-212-003, 004, 005**

The Las Vegas Valley Water District (District) has reviewed the amended subdivision map. Our records indicate Lot 3A as identified on the amended subdivision map has previously qualified for a water commitment in accordance with the District's Service Rules. Therefore, domestic and fire protection water service can be provided from the District's system.

If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,

Original signed by:
GARY M. LANGE

Gary M. Lange, Supervisor
Engineering Services Division

GML/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
Wright Engineers
Paul G. Roberts, Trustee

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

FMP-40979

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

SENT VIA COURIER OR INTER-OFFICE MAIL

FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
 LAS VEGAS VALLEY WATER DISTRICT
 UNITED STATES POSTAL SERVICE

*** 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**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax**

02/23/11

**FMP-40979 - TOURNAMENT HILLS - UNIT 3 (AMENDED) - APPLICANT/OWNER:
BAYIT 3 REALTY TRUST, ET AL** - Request for an amended Final Map Technical Review FOR LOTS 3, 4 AND 5 OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.52 acres at the northwest corner of Trophy Hills Drive and Players Club Drive (APNs 138-29-212-003 through 005), P-C (Planned Community) Zone [SF1 (Single Family Detached) Summerlin Land Use Designation], Ward 2 (Wolfson).

PLANNING SUPERVISOR: **STEVE GEBEKE 229-5410**

ADMINISTRATIVE

Comments Due: **MARCH 3, 2011**

NOTE: Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **STEVE GEBEKE (sgebeke@lasvegasnevada.gov)**, the Case Planner responsible for this case.

LIST COMMENTS BELOW:

Report Date 02/23/2011 12:47 PM

Submitted By

Page 1

A/P # 40979 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/16/2011 11:15	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Valuation

Description of Work

FMP-40979 - TOURNAMENT HILLS - UNIT 3 (AMENDED) - APPLICANT/OWNER: BAYIT 3 REALTY TRUST, ET AL. - Request for an amended Final Map Technical Review FOR LOTS 3, 4 AND 5 OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.52 acres at the northwest corner of Trophy Hills Drive and Players Club Drive (APNs 138-29-212-003 through 005), P-C (Planned Community) Zone [SF1 (Single Family Detached) Summerlin Land Use Designation], Ward 2 (Wolfson).

Parent A/P # H99916568
 Project # 40979 Project/Phase Name TOURNAMENT HILLS - UNIT 3 AMEN Phase #
 Size/Area 2.52 ACRES Size Description Subdivision Code
 Proposed Start Proposed Stop % Completed 0.00
 % Complete Formula

Property/Site Information

Parcel 13829212003

Location

Owner/Tenant

Contact ID AC1703633 Name BAYIT 3 REALTY TRUST
 Mailing Address 300 FIRST AVENUE Organization ROBERTS PAUL G TRS
 City NEEDHAM State/Province MA
 ZIP/PC 02494 Country Foreign
 Day Phone (781)707-2550 x Evening Phone
 Fax (781)707-2551 Mobile #

Contact ID AC1000485 Name PLAYERS CLUB REALTY TRUST
 Mailing Address 300 FIRST AVE Organization ROBERTS PAUL G TRS
 City NEEDHAM State/Province MA
 ZIP/PC 02494-2736 Country Foreign
 Day Phone Evening Phone
 Fax Mobile #

Contact ID AC1869627 Name TROPHY HILLS RESIDENCE TRUST
 Mailing Address 300 FIRST AVENUE Organization ROBERTS, PAUL G. TRUSTEE
 City NEEDHAM State/Province MA
 ZIP/PC 02494 Country Foreign
 Day Phone (781)707-2550 x Evening Phone
 Fax (781)707-2551 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Report Date 02/23/2011 12:47 PM

Submitted By

Page 2

Linked Addresses

9024 PLAYERS CLUB DR
LAS VEGAS, 89134-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13829212003
13829212004
13829212005

Applicants/Contacts

Primary N	Capacity OWNER	Contact ID AC1703633 <input type="checkbox"/> Foreign
Effective	Expire	
Name BAYIT 3 REALTY TRUST		
Day Phone (781)707-2550 x	Eve Phone	Organization ROBERTS PAUL G TRS
Pager	PIN #	Position % K RICCIO
Fax (781)707-2551	Mobile	Profession
E-Mail		
Address 300 FIRST AVENUE NEEDHAM, MA 02494		
Seasonal Addr		
Valid From	To	
Comments Paul G. Roberts		

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Report Date 02/23/2011 12:47 PM

Submitted By

Page 3

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1000485 Foreign
Effective Expire
Name PLAYERS CLUB REALTY TRUST
Day Phone Eve Phone Organization ROBERTS PAUL G TRS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 300 FIRST AVE
NEEDHAM, MA 02494-2736
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation/Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1869627 Foreign
Effective Expire
Name TROPHY HILLS RESIDENCE TRUST
Day Phone (781)707-2550 x Eve Phone Organization ROBERTS, PAUL G. TRUSTEE
Pager PIN # Position
Fax (781)707-2551 Mobile Profession
E-Mail
Address 300 FIRST AVENUE
NEEDHAM, MA 02494
Seasonal Addr

Valid From To
Comments Paul G. Roberts

Report Date 02/23/2011 12:47 PM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC576565 Foreign
Effective Expire
Name WRIGHT ENGINEERS
Day Phone (702)933-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)933-7001 Mobile Profession
E-Mail
Address 7425 PEAK DRIVE
LAS VEGAS, NV 89128
Seasonal Addr

Valid From To
Comments Amber Dolce

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 02/23/2011 12:47 PM

Submitted By

Page 5

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$750.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
431494 CURRENT PL #1 (CURRENT PLANNING)	Incomplete
431495 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
431493 FIRE COMM #1 (FIRE COMMUNICATION)	Incomplete
431504 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
431498 FLOOD #1 (FLOOD CONTROL)	Incomplete
431501 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
431500 ROW #1 (RIGHT-OF-WAY)	Incomplete
431499 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
431502 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
431496 SURVEY #1 (SURVEY)	Incomplete
431503 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
431497 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ENTER ACTION LTR SENT DATE)	
(ENTER # OF LOTS ON MYLAR)	
(ENTER MYLAR SUBMITTED DATE)	
(EXEMPT FROM TRAFFIC FEES Y/N)	
Check Licenses	Not Checked
Check Children Status	Children Successful
DS4521	Not Dependent
Check Open Cases	0

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP) Modified By SSWANTON Modified Date/Time 02/23/2011 10:14

Comments
 No Comments

SUBMITTAL CHECKLIST

Technical Review Submittal Checklist

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Final Map Checklist (Lot Numbers and Block Designations)
- Y Final Map (16 Folded, 1 Rolled)
- N Civil Improvement Plan Submittal (Memo)
- Y Statement of Financial Interest
- Y Surveyor Seal and Signature are on the plat
- Y Proposed Street Names and Suffixes are on the plat

- Y Business Licensing Requirements Met
- N Business License Exempt

Planning Condition Description

Effective

Expires

Comments

There is no planning condition for this project.

FINAL MAP

Technical Review Process		Mylar Process	
1	# of Residential/Commercial Lots	0	# of Residential/Commercial Lots
0	# of Common Element Lots	0	# of Common Element Lots
02/16/2011	Blueine Submitted		Mylar Submitted
02/23/2011	Blueine Accepted for Processing		Mylar Accepted for Processing
	Action Letter Sent		Mylar Comments Sent
			Mylar Released for Recordation
Type of Map AMENDED			
Y	Parent Project link required?	Flood Study required?	Street Name Has Been Changed
Y	Is this a Residential Subdivision?	Traffic Study required?	Recordation Information
CLV Drawing #		Date	At 00:00
		Subdivision Code (Book and Page)	
Legal Subdivision Name			
TOURNAMENT HILLS - UNIT 3			

Template Type/AP# AP Type Status Stage

No children exist for this project

Employee Employee ID Last First MI Comments

982110	SWANTON	STEPHEN	L	Planning x4714
--------	---------	---------	---	----------------

Log Action Comments Description Entered By Start Stop Hours

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	982110	02/23/2011 10:14		0.00
	Civil memo submitted with original map, not required for amended map				
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	02/16/2011 11:26		0.00
	AMBER DOLCHE; WRIGHT ENGINEERS;DR MIRIAM ADELSON; CK#421; 702-933-7000;				
PAYMNT	CO NAME WHO PICKED UP CDNTACT#	890381	02/16/2011 11:24		0.00
	AMBER DOLCHE; WRIGHT ENGINEERS;DR MIRIAM ADELSON; CK#409; 702-933-7000;				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Amended Final Map
 Project Address (Location) 9024 Players Club Drive
 Project Name 201104 Tournament Hills Unit 3 Proposed Use residence
 Assessor's Parcel #(s) 138-29-212-003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Paul G. Roberts, Trustee of Contact Paul G. Roberts
Bayit 3 Realty Trust
 Address 300 First Avenue Phone: (781) 707-2550 Fax: (781) 707-2551
 City Needham State MA Zip 02494
 E-mail Address proberts@tigmass.com

APPLICANT Paul G. Roberts, Trustee of Contact Paul G. Roberts
Bayit 3 Realty Trust
 Address 300 First Avenue Phone: (781) 707-2550 Fax: (781) 707-2551
 City Needham State MA Zip 02494
 E-mail Address proberts@tigmass.com

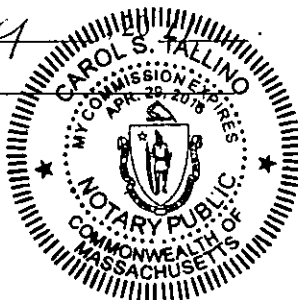
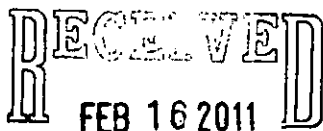
REPRESENTATIVE Wright Engineers Contact Amber Dolce
 Address 7425 Peak Drive Phone: (702) 933-7000 Fax: (702) 933-7001
 City Las Vegas State NV Zip 89128
 E-mail Address adolce@wrightengineers.com

Property Owner Signature* [Signature] Tr.

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Paul G. Roberts, Trustee

Subscribed and sworn before me
 This 28th day of January
Carol S Tallino

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>FMP-40979</u>
Meeting Date:	<u>-</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>2-16-11</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.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Amended Final Map

Project Address (Location) 901 Trophy Hills Drive

Project Name Tournament Hills - Unit 3 Proposed Use residence

Assessor's Parcel #(s) 138-29-212-004 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Paul G. Roberts, Trustee of Contact Paul G. Roberts
Trophy Hills Residence Trust
 Address 300 First Avenue Phone: (781) 707-2550 Fax: (781) 707-2551
 City Needham State MA Zip 02494
 E-mail Address proberts@tigmass.com

APPLICANT Paul G. Roberts, Trustee of Contact Paul G. Roberts
Trophy Hills Residence Trust
 Address 300 First Avenue Phone: (781) 707-2550 Fax: (781) 707-2551
 City Needham State MA Zip 02494
 E-mail Address proberts@tigmass.com

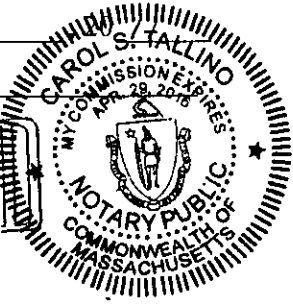
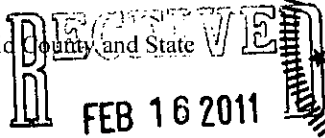
REPRESENTATIVE Wright Engineers Contact Amber Dolce
 Address 7425 Peak Drive Phone: (702) 933-7000 Fax: (702) 933-7001
 City Las Vegas State NV Zip 89128
 E-mail Address adolce@wrightengineers.com

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 Paul G. Roberts, Trustee

Subscribed and sworn before me
 This 28th day of January
Carol S. Tallino

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # FMP-40979

Meeting Date: _____

Total Fee: _____

Date Received:* 2-16-11

Received By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Amended Final Map

Project Address (Location) 9020 Players Club Drive

Project Name Tournament Hills Unit 3 Proposed Use residence

Assessor's Parcel #(s) 138-29-212-005 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____


Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Paul G. Roberts, Trustee of Contact Paul G. Roberts
Players Club Realty Trust
 Address 300 First Avenue Phone: (781) 707-2550 Fax: (781) 707-2551
 City Needham State MA Zip 02494
 E-mail Address proberts@tigmass.com

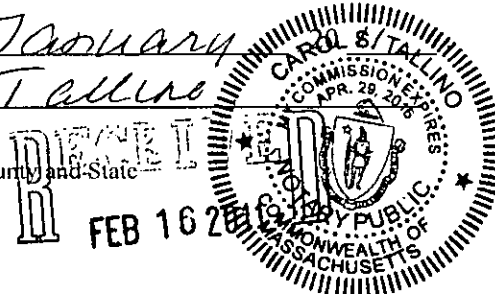
APPLICANT Paul G. Roberts, Trustee of Contact Paul G. Roberts
Players Club Realty Trust
 Address 300 First Avenue Phone: (781) 707-2550 Fax: (781) 707-2551
 City Needham State MA Zip 02494
 E-mail Address proberts@tigmass.com

REPRESENTATIVE Wright Engineers Contact Amber Dolce
 Address 7425 Peak Drive Phone: (702) 933-7000 Fax: (702) 933-7001
 City Las Vegas State NV Zip 89128
 E-mail Address adolce@wrightengineers.com

Property Owner Signature* 

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Paul G. Roberts, Trustee

Subscribed and sworn before me
 This 29th day of January
Carol S Tallino

Notary Public in and for said County and State


FOR DEPARTMENT USE ONLY

Case #	<u>Fmp 40979</u>
Meeting Date:	
Total Fee:	
Date Received:*	<u>2-16-11</u>
Received By:	<u>JFM</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-29-212-003

Name of Property Owner: Paul G. Roberts, Trustee of Bayit 3 Realty Trust

Name of Applicant: Paul G. Roberts, Trustee of Bayit 3 Realty Trust

Name of Representative: Wright Engineers

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): _____

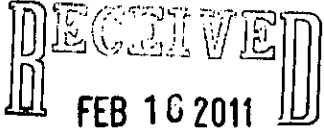
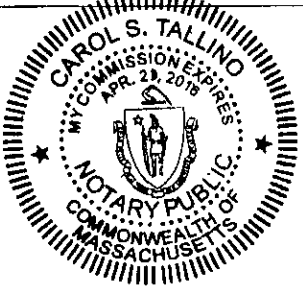
APN: _____

Signature of Property Owner: 

Print Name: Paul G. Roberts, Trustee

Subscribed and sworn before me

This 28th day of January, 20 11
Carol S. Tallino
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-29-212-004

Name of Property Owner: Paul G. Roberts, Trustee of Trophy Hills Residence Trust

Name of Applicant: Paul G. Roberts, Trustee of Trophy Hills Residence Trust

Name of Representative: Wright Engineers

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: _____

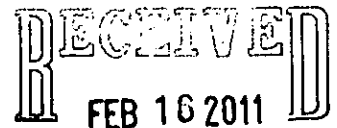
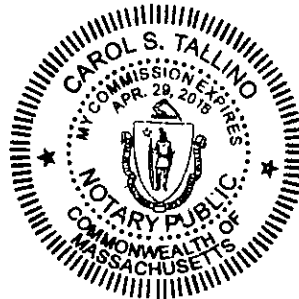
Signature of Property Owner: 

Print Name: Paul G. Roberts, Trustee

Subscribed and sworn before me

This 28th day of January, 2011

Carol S Tallino
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-29-212-005

Name of Property Owner: Paul G. Roberts, Trustee of Players Club Realty Trust

Name of Applicant: Paul G. Roberts, Trustee of Players Club Realty Trust

Name of Representative: Wright Engineers

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?

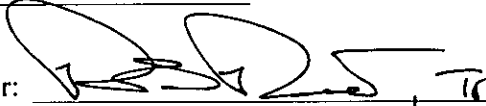
Yes No

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): _____

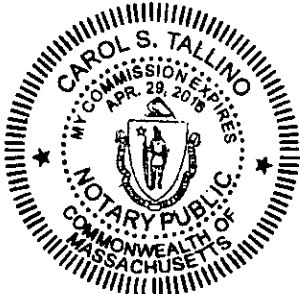
APN: _____


Signature of Property Owner: 

Print Name: Paul G. Roberts, Trustee

Subscribed and sworn before me

This 28th day of January, 20 11
Carol S Tallino
Notary Public in and for said County and State



A.P.N. #	138-29-212-003
R.P.T.T.	\$17,977.50
Escrow No.	1018223-TPU
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Bayit 3 Realty Trust	
c/o 300 First Ave.	
Needham, Mass. 02494	



20090603-0005091

Fee: \$19.00 RPTT: \$17,977.50

N/C Fee: \$25.00

06/03/2009 15:48:52

T20090194867

Requestor:

STEWART LAS VEGAS SUNSET

Debbie Conway ANI

Clark County Recorder Pgs: 7

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Laurie Rockhold, Executrix of the Estate of David E. Reese, III, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

Paul G. Roberts, Trustee of the Bayit 3 Realty Trust

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

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premisea.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 6/2/09

RECEIVED
FEB 16 2011

The Estate of David Reese, Jr.
By: Laurie J. Rockhold, executrix
Laurie Rockhold, Executrix

State of OHIO }
County of MONTGOMERY } ss.

This instrument was acknowledged before me on June 2, 2009
by: Laurie Rockhold, Executrix

Signature: Cynthia J. Coleman
Notary Public



CYNTHIA J. COLEMAN
Notary Public, State of Ohio
My Commission Expires Nov. 28, 2009

ASSESSOR'S COPY

(One Inch Margin on all sides of Document for Recorder's use Only)

Page 2 of 3

RECEIVED
FEB 16 2011

**Exhibit A
LEGAL DESCRIPTION**

File Number: 1018223-TPU

Parcel One (1):

Lot Three (3) in Block "A" of TOURNAMENT HILLS – UNIT 3, as shown by map thereof on file in Book 55 of Plats, Page 25, in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):


A non-exclusive easement for ingress, egress and of enjoyment in and to the common areas of Summerlin Village 1 South – Unit No. 3, on file in Book 50 of Plats, Page 33 and the private drives and common areas of Tournament Hills – Unit 3, on file in Book 55 of Plats, Page 25 and as further defined and set forth in the master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin Community Association recorded September 25, 1990 in Book 900925 as Document No. 01274, as the same may from time to time be amended and/or supplemented, and as set forth and defined in the supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements of the Tournament Hills Community Association, recorded August 21, 1991 in Book 910821 as Document No. 00120 as the same may from time to time be amended and/or supplemented, all in the Office of the County Recorder of Clark County, Nevada.

USOR'S COPY

(One Inch Margin on all sides of Document for Recorder's use Only)

Page 3 of 3

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A.P.N. #	138-29-212-003
R.P.T.T.	\$17,977.50
Escrow No.	1018223-TPU
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Bayit 3 Realty Trust	
300 First Ave.	
Needham, Mass 02494	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Laurie Rockhold, Executrix of the Estate of David E. Reese, III**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to
Paul G. Roberts, Trustee of the Bayit 3 Realty Trust

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

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 6/2/09

CLARIFICATION COPY

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**Exhibit A
LEGAL DESCRIPTION**

File Number: 1018223

Parcel One (1):

Lot Three (3) in Block "A" of TOURNAMENT HILLS – UNIT 3, as shown by map thereof on file in Book 55 of Plats, Page 25, in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):

A non-exclusive easement for ingress, egress and of enjoyment in and to the common areas of Summerlin Village 1 South – Unit No. 3, on file in Book 50 of Plats, Page 33 and the private drives and common areas of Tournament Hills – Unit 3, on file in Book 55 of Plats, Page 25 and as further defined and set forth in the master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin Community Association recorded September 25, 1990 in Book 900925 as Document No. 01274, as the same may from time to time be amended and/or supplemented, and as set forth and defined in the supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements of the Tournament Hills Community Association, recorded August 21, 1991 in Book 910821 as Document No. 00120 as the same may from time to time be amended and/or supplemented, all in the Office of the County Recorder of Clark County, Nevada.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-29-212-003
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

- 3. a. Total Value/Sales Price of Property \$3,525,000.00
- b. Deed in Lieu of Foreclosure Only (Value of Property) (_____)
- c. Transfer Tax Value \$3,525,000.00
- d. REAL PROPERTY TRANSFER TAX DUE: \$17,977.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage being transferred: 100 %

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: *Laurie Rockhold* Capacity: Executrix Grantor
The Estate of David E. Reese, III, Laurie Rockhold, Executrix

Signature: _____ Capacity: _____ Grantee

Bayit 3 Realty Trust

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Laurie Rockhold
Address: 29 W. Ellis Dr
City/State/Zip: Wynnesville NV 89409

Print Name: Bayit 3 Realty Trust
Address: 300 First Ave.
City/State/Zip: Needham, Mass. 02494

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada - Las Vegas Escrow No 1018223-TPU
Division
Address: 376 E. Warm Springs Road, Suite 100
City Las Vegas State: NV Zip 89119

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

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LEGAL DESCRIPTION

Parcel One (1):

Lot Three (3) in Block "A" of TOURNAMENT HILLS – UNIT 3, as shown by map thereof on file in Book 55 of Plats, page 25, in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):

A non-exclusive easement for ingress, egress and of enjoyment in and to the common areas of Summerlin Village 1 South – Unit No. 3, on the file in Book 50 of Plats, Page 33 and the private drives and common areas of Tournament Hills – Unit 3, on tile in Book 55 of Plats, Page 25 and as further defined and set forth in the master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin Community Association recorded September 25, 1990 in Book 900925 as Document No. 01274, as the same may from time to time be amended and/or supplemented, and as set forth and defined in the supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements of the Tournament Hills Community Association, recorded August 21, 1991 in Book 910821 as Document No. 00120 as the same may from time to time be amended and/or supplemented, all in the Office of the County Recorder of Clark County, Nevada.

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FEB 16 2011

cf

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:
THE TROPHY HILLS RESIDENCE TRUST
PAUL G. ROBERTS
300 FIRST AVE.
NEEDHAM MASSASCHUSETTS 02494
AND WHEN RECORDED MAIL
TAX STATEMENTS TO:
SAME AS ABOVE

This Space Reserved for

20050715-0004680

Fee: \$17.00 RPTT: \$21,338.40
N/C Fee: \$25.00

07/15/2005 15:57:05
T20050129295

Requestor:
EQUITY TITLE OF NEVADA

Frances Deane ADF
Clark County Recorder Pgs: 4

APN NO. 138-29-212-004
Affix RPTT: 21,338.40
ESCROW NO.: 05130661

(C4)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robert A Gamez, a married man as his sole and separate property,

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

The Trophy Hills Residence Trust, Paul G. Roberts, Trustee

all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

RECEIVED COPY

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

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FEB 16 2011

ESCROW NO.: 05130661

Page 1 of 3

Witness his/hers/theirs hand(s) this 7-14-05

SELLER:

[Signature]
Robert A Gamez

STATE OF NEVADA
COUNTY OF CLARK

} SS:

This instrument was acknowledged before me on 14 July 2005 by Robert A Gamez

[Signature]
Notary Public

My commission expires:

SHANNON L DONAHUE
Notary Public, State of New York
No. 01005084441
Residing in Broome County
My commission expires Sept 2, 05

ASSESSOR'S COPY

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Exhibit A

Parcel One (1):

Lot Four (4) in Block "A" of **TOURNAMENT HILLS – UNIT 3**, as shown by map thereof on file in Book 55 of Plats, Page 25, in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):

A non-exclusive easement for ingress, egress, and of enjoyment in and to the Common Areas of **SUMMERLIN VILLAGE 1 SOUTH – UNIT NO. 3**, on file in Book 50 of Plats, Page 33 and the Private Drives and Common Areas of **TOURNAMENT HILLS – UNIT NO 3**, on file in Book 55 of Plats, Page 25 and as further defined and set forth in the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for **SUMMERLIN COMMUNITY ASSOCIATION**, recorded September 25, 1990 in Book 900925 as Document No. 01274, as the same may be from time to time be Amended and/or Supplemented, and as set forth and defined in the Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for **THE TOURNAMENT HILLS COMMUNITY ASSOCIATION**, recorded August 21, 1991 in Book 910821 as Document No. 00120 as the same may from time to time be amended and/or supplemented in the Office of the County Recorder of Clark County, Nevada.

CESSOR'S COPY

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FEB 16 2011

file

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- (a) 138-29-212-004
- (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) Comml/Ind
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording: _____	_____
Notes: _____	_____
_____	_____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only \$ 4,183,700.00

Transfer Tax Value: \$ 4,183,700.00

Real Property Transfer Tax Due: \$ 21,338.40

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption _____

5. Partial Interest: Percentage being transferred: 100%

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 additional amount owed.

Signature: [Signature]
Signature: _____

Capacity: Agent
Capacity: Sec. Vice President, Equity Title & Nev.

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: ROBERT A. GAMEZ
Address: 510 Golfpark Dr.
City: Celebration
State FL Zip 32747

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: PAUL G. ROBERTS
Address: 300 FIRST AVENUE
City: NEEDHAM
State: MA Zip: 02494

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

Print Name: Equity Title Of Nevada, LLC. Escrow # 05130661
Address: 7360 West Flamingo Road
City: Las Vegas State: NV Zip: 89147

4680

LEGAL DESCRIPTION

Parcel One (1):

Lot Four (4) in Block "A" of TOURNAMENT HILLS – UNIT 3, as shown by map thereof on file in Book 55 of Plats, page 25, in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):

A non-exclusive easement for ingress, egress and of enjoyment in and to the common areas of Summerlin Village 1 South – Unit No. 3, on the file in Book 50 of Plats, Page 33 and the private drives and common areas of Tournament Hills – Unit 3, on tile in Book 55 of Plats, Page 25 and as further defined and set forth in the master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin Community Association recorded September 25, 1990 in Book 900925 as Document No. 01274, as the same may from time to time be amended and/or supplemented, and as set forth and defined in the supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements of the Tournament Hills Community Association, recorded August 21, 1991 in Book 910821 as Document No. 00120 as the same may from time to time be amended and/or supplemented, all in the Office of the County Recorder of Clark County, Nevada.

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20050629-0006042

C4

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:
THE PLAYERS CLUB REALTY TRUST
C/O PAUL G. ROBERTS
300 First Avenue
Needham, MA 02494
AND WHEN RECORDED MAIL
TAX STATEMENTS TO:
SAME AS ABOVE

This Space Reserved for

Fee: \$17.00 RPTT: \$9,562.50
N/C Fee: \$25.00
06/29/2005 15:24:19
T20050118878
Requestor:
EQUITY TITLE OF NEVADA
Frances Deane OSA
Clark County Recorder Pgs: 4

APN NO. 138-29-212-005
Affix RPTT: 9,562.50
ESCROW NO.: 05130509

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John S. Beuchat Living Trust, by John S. Beuchat, Trustee
In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Paul G. Roberts, Trustee of the Players Club Realty Trust dated June 20, 2005

all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

ACCEPTED COPY

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

RECEIVED
FEB 10 2011

ESCROW NO.: 05130509

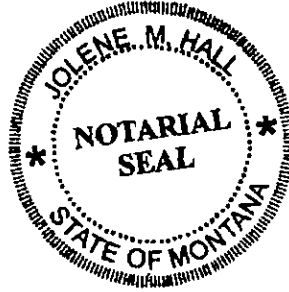
Page 1 of 3

Witness his/hers/theirs hand(s) this 1/22/05

SELLER:

John S. Beuchat Living Trust

[Handwritten Signature]
John S. Beuchat, Trustee



STATE OF ~~NEVADA~~ MONTANA
COUNTY OF ~~CLARK~~ FLATHEAD

} SS:

This instrument was acknowledged before me on JUNE 22 2005, by John S. Beuchat Living Trust

[Handwritten Signature]
Notary Public

My commission expires: JUNE 1 2009

DUPLICATE COPY



JOLENE M. HALL
NOTARY PUBLIC-MONTANA
Residing at Bigfork, Montana
My Comm. Expires June 1, 2009

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Exhibit A

Parcel One (1):

Lot Five (5) in Block "A" of **TOURNAMENT HILLS – UNIT 3**, as shown by map thereof on file in Book 55 of Plats, Page 25, in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):

A non-exclusive easement for ingress, egress, and of enjoyment in and to the Common Areas of **SUMMERLIN VILLAGE 1 SOUTH – UNIT NO. 3**, on file in Book 50 of Plats, Page 33 and the Private Drives and Common Areas of **TOURNAMENT HILLS – UNIT NO 3**, on file in Book 55 of Plats, Page 25 and as further defined and set forth in the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for **SUMMERLIN COMMUNITY ASSOCIATION**, recorded September 25, 1990 in Book 900925 as Document No. 01274, as the same may be from time to time be Amended and/or Supplemented, and as set forth and defined in the Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for **THE TOURNAMENT HILLS COMMUNITY ASSOCIATION**, recorded August 21, 1991 in Book 910821 as Document No. 00120 as the same may from time to time be amended and/or supplemented in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 138-29-212-005

- b)
c)
d)

69

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$1,875,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ 1,875,000.00

Real Property Transfer Tax Due

\$ 9562.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per-NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

[Handwritten Signature]

Capacity

Trustee

Signature

Capacity

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: John Belmont
Address: 565 Bristow Lane
City: Billerica
State: MA Zip: 01911

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Kathleen Roberts
Address: 300 First Avenue
City: Needham
State: MA Zip: 02494

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

Print Name: Equity Title Of Nevada Escrow #: 05130509
Address: 777 N. Rainbow Blvd., Ste 145
City: Las Vegas, NV 89107 State: _____ Zip: _____

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

6042
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LEGAL DESCRIPTION

Parcel One (1):

Lot Five (5) in Block "A" of TOURNAMENT HILLS – UNIT 3, as shown by map thereof on file in Book 55 of Plats, page 25, in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):

A non-exclusive easement for ingress, egress and of enjoyment in and to the common areas of Summerlin Village 1 South – Unit No. 3, on the file in Book 50 of Plats, Page 33 and the private drives and common areas of Tournament Hills – Unit 3, on tile in Book 55 of Plats, Page 25 and as further defined and set forth in the master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin Community Association recorded September 25, 1990 in Book 900925 as Document No. 01274, as the same may from time to time be amended and/or supplemented, and as set forth and defined in the supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements of the Tournament Hills Community Association, recorded August 21, 1991 in Book 910821 as Document No. 00120 as the same may from time to time be amended and/or supplemented, all in the Office of the County Recorder of Clark County, Nevada.

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PLANNING & DEVELOPMENT DEPARTMENT

FINAL MAP TECHNICAL REVIEW CHECKLIST

FINAL MAP CONTENTS

- The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- Date, north arrow and scale.
- Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names. *If none exist, indicate this on the map.*
- Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- Name and legal description of tract in which survey is located and ties to adjoining tracts.
- Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.

- A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.



PLANNING & DEVELOPMENT DEPARTMENT

FINAL MAP TECHNICAL REVIEW SUBMITTAL REQUIREMENTS

- ✓ **APPLICATION/PETITION FORM:** A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Final Map Technical Review is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Final Map Technical Review application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Final Map Technical Review.
- ✓ **DEED & LEGAL DESCRIPTION:** In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible
- ✓ **FEES:** \$750

FINAL MAP CHECKLIST: All items on the Checklist must be addressed on the Final Map.

FINAL MAP: (16 folded/1 rolled) Please refer to the Final Map Checklist for additional requirements.

✓ **CIVIL IMPROVEMENT PLAN SUBMITTAL:** Confirmation in the form of a copy of the memo indicating that the first review of the Civil Improvement Plans has been completed by the Land Development Services section of Public Works.

✓ **STATEMENT OF FINANCIAL INTEREST:** A completed Statement of Financial Interest is required.

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FEB 13 2011