
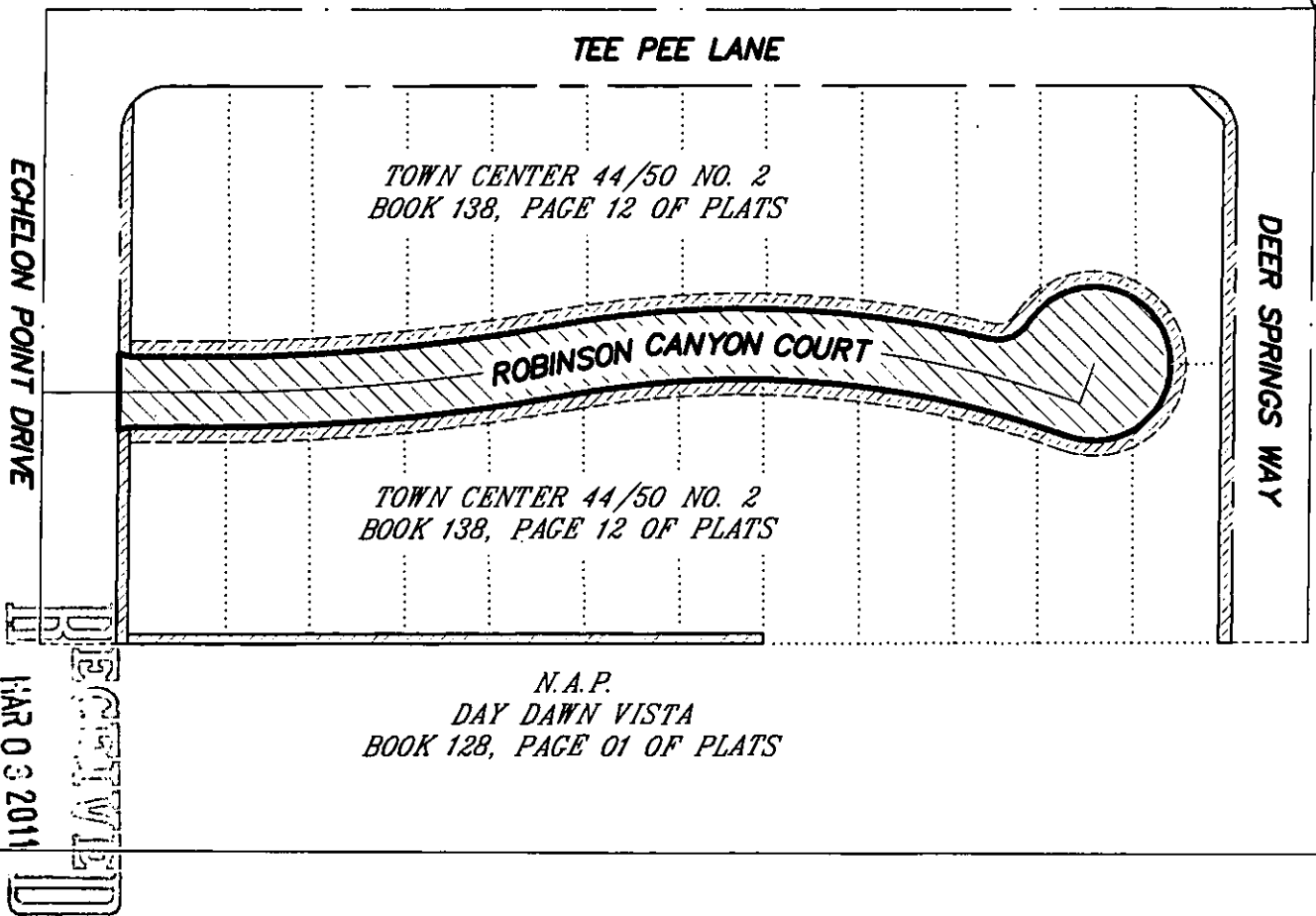
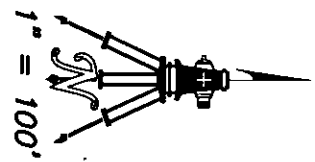


T19S
E 1/4
C 1/16
S19
C
R60E

 PUBLIC RIGHT-OF-WAY VACATED

 PEDESTRIAN ACCESS, UTILITY, DRAINAGE,
STREETLIGHT AND TRAFFIC CONTROL
EASEMENTS VACATED



S:\SHG-09114.1\DWG\EXHIBIT\SHG-09114-1-1M.dwg

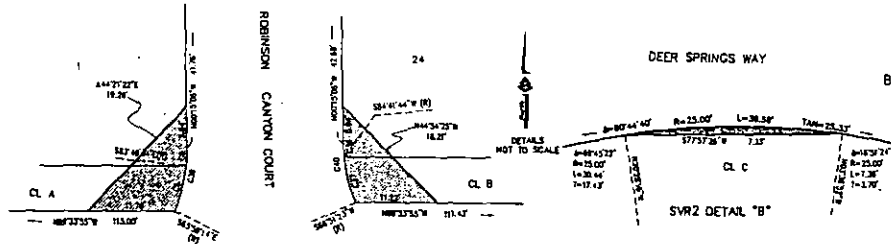
EXHIBIT "A"
PAGE 2 OF 2

WALLACE-MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EOT-41117

FINAL MAP OF TOWN CENTER 44/50 NO. 2

A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE SECTION 19 IN T. 19 S., R. 6D E., M.D.M. CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA



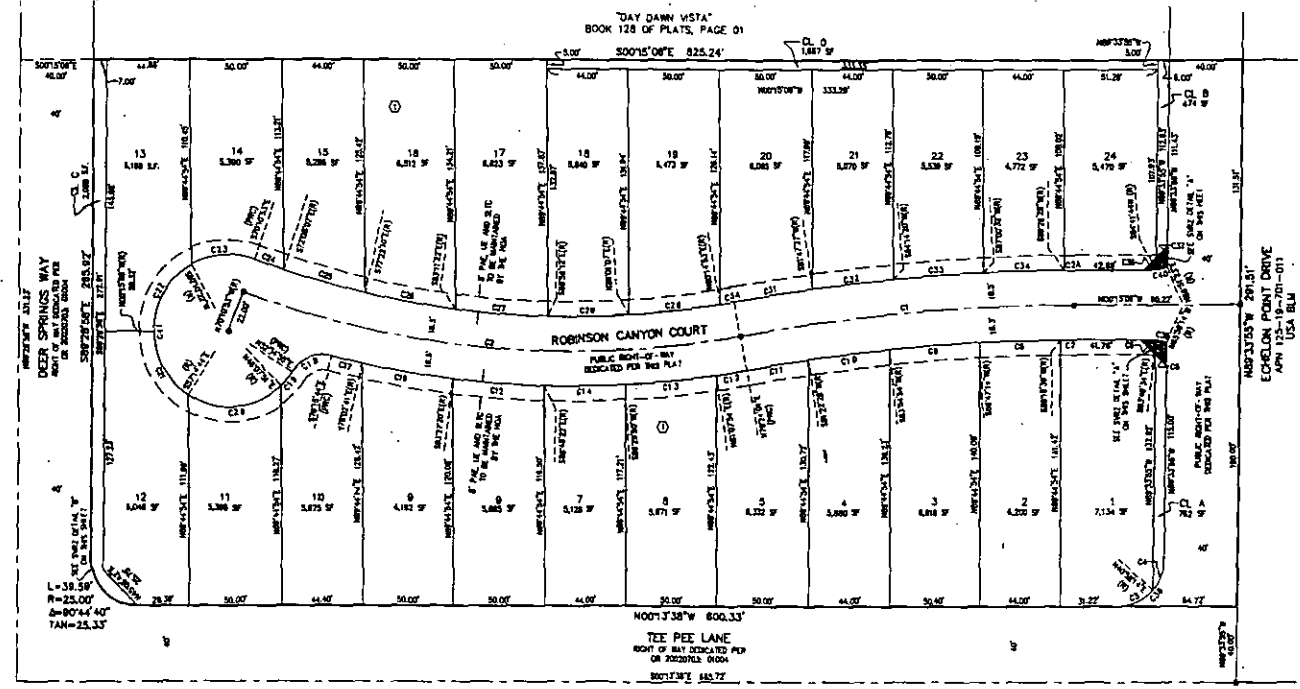
ENCHILON POINT DRIVE
SVR2 DETAIL "A"

SVR2 NOTE:
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT OF WAY RESTRICTION ZONE (SVR2) UNLESS SAID OBJECT IS MAINTAINED AT LEAST THREE (3) INCHES IN HEIGHT MEASURED FROM A HORIZONTAL TOP OF CURB OR WALK OR NO CURB CROSS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT AIRMAIL CANAL, OR PARALLEL STREET SURFACE. AREA SHALL BE LABELED AS "PRIVATELY MAINTAINED".

NOTE:
NEAR LOT CORNERS WILL BE SET WITH NEARBY ALUMINUM CAP STAMPED "TOWN CENTER PLUS 15344" UNLESS A BLACK WALL EXITS FROM A HOLE AND TRAFFIC THE STAMPED "TOWN CENTER PLUS 15344" WILL BE SET IN THE BLACK WALL TO DENOTE THE SIDE PROPERTY LINE. FRONT OR SIDE LOT CORNERS ALONGSIDE ROADSIDE WILL BE INDICATED BY A SAW CUT IN THE TOP OF CURB ON THE PAVELONGATION OF THE PROPERTY LINE.

PLAT RESTRICTIONS:
1) COMMON LOTS "A", "Y" AND "Z" SHALL HAVE A PACE USE AND EASE OVER THEIR ENTIRETY (TO BE MAINTAINED BY THE HOA).
2) COMMON LOTS "Y" AND "Z" HAS A PUBLIC DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED BY THE HOA).
3) DIRECT VEHICULAR ACCESS TO DEER SPRINGS WAY, SEE PEE LANE OR MAIN DRIVE THROUGH COMMON LOTS, TRACTS OR FROM ADJUTING LOTS IS PROHIBITED.

- LEGEND**
- - CIRCLES SET 1/4" FROM RED WITH 1-1/2" ALUMINUM CAP STAMPED "TOWN CENTER PLUS 15344" (TYPE AS WITH TYPE IN MONUMENTS IN TOP OF CURB)
 - 10 - CIRCLES LOT NUMBER
 - CL - CIRCLES COMMON LOT
 - DS - CIRCLES CURB NUMBER
 - - CIRCLES SURVEY BOUNDARY LINE
 - - CIRCLES STREET CENTERLINE
 - - CIRCLES LOT LINE
 - - CIRCLES EASEMENT LINE
 - Ⓢ - CIRCLES BLOCK DESIGNATION
 - - CIRCLES UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, AND ERECTION AND TRAFFIC CONTROL EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION PER THIS PLAT (TO BE PRIVATELY MAINTAINED BY THE HOA)
 - - CIRCLES HOMEOWNERS' ASSOCIATION
 - 50' - CIRCLES SQUARE FEET
 - DR - CIRCLES OFFICIAL RECORDS
 - (R) - CIRCLES RADIUS
 - (PC) - CIRCLES POINT OF REVERSE CURVATURE



| CURB | DATE | BARREL | LENGTH | TANGENT |
|------|----------|---------|--------|---------|
| C1 | 10/20/20 | 1014.50 | 163.85 | 82.23 |
| C2 | 10/20/20 | 318.50 | 175.51 | 146.06 |
| C3 | 10/20/20 | 25.20 | 17.34 | 11.51 |
| C4 | 10/20/20 | 25.20 | 17.34 | 11.51 |
| C5 | 11/30/20 | 20.00 | 8.23 | 3.14 |
| C6 | 11/30/20 | 20.00 | 8.23 | 3.14 |
| C7 | 11/30/20 | 20.00 | 8.23 | 3.14 |
| C8 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C9 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C10 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C11 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C12 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C13 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C14 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C15 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C16 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C17 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C18 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C19 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C20 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C21 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C22 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C23 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C24 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C25 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C26 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C27 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C28 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C29 | 11/30/20 | 1000.00 | 44.82 | 22.02 |
| C30 | 11/30/20 | 1000.00 | 44.82 | 22.02 |

SHEET 3 OF 3
JOB NO. 180118 DATE: 07/24/2008
DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING
3744 S. ARVILLA STREET, SUITE 200
LAS VEGAS, NV 89119
TEL: 702.247.7427 FAX: 702.247.2463

RECEIVED
MAR 03 2011
EOT-41117

FINAL MAP OF
TOWN CENTER 44/50 NO. 2

A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE SECTION 19 IN T. 19 S., R. 80 E., M.O.M. CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

PARADE HOMES OF NEVADA, A NEVADA CORPORATION

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

TOWN CENTER 44/50 NO. 2

AND DOES HEREBY CONSENT TO THE PREPARATION AND REGISTRATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS AND RIGHTS-OF-WAY AND GRANTS THE EASEMENTS AS SPECIFICALLY INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS, NEVADA, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO THE NEVADA POWER COMPANY, DMBARD, LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION, JENITY AND SEVERALLY, AND TO THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER ALL AREAS INDICATED HEREON AS UTILITY EASEMENT, A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ADJUTING PUBLIC STREETS, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB WITHIN SAID PUBLIC STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK. FOR ABOVE GROUND TRANSFORMER PADS, ABOVE GROUND TELEPHONE EQUIPMENT PADS SAID WATER FACILITIES, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS, WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REPAIR, AND/OR ABANDONMENT OF FIRE HYDRANTS, UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON.

FURTHERMORE, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS, EXCEPT ALONG THE PEE LAKE, FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUIT AND APPURTENANCES, THEREON, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN WIDTH FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

FURTHERMORE, THE ABOVE NAMED OWNER GRANTS TO THE TOWN CENTER PLACE HOMEOWNERS' ASSOCIATIONTM THOSE COMMON LOTS AND EASEMENTS AS SHOWN AND LOCATED HEREON.

DATED THIS 27th DAY OF JANUARY, 2007. * COX COMMUNICATIONS LAS VEGAS, INC. AND

BY: Dan Hule
DIRECTOR OF COMMUNITY DEVELOPMENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 27th, 2007,
BY DAN HULE, AS DIRECTOR OF COMMUNITY DEVELOPMENT OF PARADE HOMES OF NEVADA, A NEVADA CORPORATION.

BY: [Signature]
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE.
MY COMMISSION EXPIRES 4/1/08



UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

BY: [Signature] DATE 1/18/07
DMBARD

BY: [Signature] DATE 1-4-07
NEVADA POWER COMPANY

BY: [Signature] DATE 1-4-07
SOUTHWEST GAS CORPORATION

BY: [Signature] DATE 1/18/07
COX COMMUNICATIONS LAS VEGAS, INC.

BY: [Signature] DATE 01/18/07
LAS VEGAS VALLEY WATER DISTRICT

BY: [Signature] DATE 01/18/07
JORDAN/STANTIS, P.C. (S277), P.I.O.E. CITY ENGINEER - CITY OF LAS VEGAS

SURVEYOR'S CERTIFICATE

I, TROY I. TETSKA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR SHANNON SURVEYING, INC. CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PARADE HOMES OF NEVADA, A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.O.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 1, 2004.
3. THIS PLAT COMPLIES 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 WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY THE PLAT. AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECOGNITION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

TROY I. TETSKA
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 15348
EXPIRATION: JUNE 30, 2008



LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SECTION 19 IN T. 19 S., R. 80 E., M.O.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST HALF (W 1/2);
THENCE SOUTH 87°25'50" EAST, ALONG THE NORTH LINE OF SAID WEST HALF (W 1/2) AND ALONG THE CENTERLINE OF DEER SPRINGS WAY (80 FEET WIDE), A DISTANCE OF 337.25 FEET TO THE EAST LINE OF SAID WEST HALF (W 1/2);
THENCE SOUTH 00°15'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DEER SPRINGS WAY AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°15'00" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 825.24 FEET TO THE SOUTH LINE OF SAID WEST HALF (W 1/2);
THENCE NORTH 89°32'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 281.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PEE LAKE (80 FEET WIDE);
THENCE NORTH 00°15'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 800.33 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, CONVEX SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°44'48" AN ARC DISTANCE OF 30.88 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF DEER SPRINGS WAY;
THENCE SOUTH 87°25'50" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 285.43 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 182,088 SQUARE FEET OR 4.180 ACRES, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 87°25'50" EAST, BEING THE BEARING OF THE NORTH LINE OF NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.O.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON BOOK 128 OF PLATS, PAGE 91 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

HOMEOWNER'S ASSOCIATION

THE TOWN CENTER (LL) HOMEOWNERS ASSOCIATIONTM HEREBY ACCEPTS THE COMMON LOTS AND EASEMENTS GRANTED TO SAID ASSOCIATION AS SHOWN AND LOCATED HEREON.

BY: [Signature] DATE 1-8-07
ROBERT B. HANFERT
PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 27th, 2007,
BY ROBERT B. HANFERT, PRESIDENT OF THE TOWN CENTER VILLAGE HOMEOWNERS ASSOCIATIONTM.

BY: [Signature] DATE 1/18/07
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE.
MY COMMISSION EXPIRES 4/1/08



CITY SURVEYOR'S CERTIFICATE

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

"TOWN CENTER 44/50 NO. 2"

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT;
AND THAT IF MONUMENTS HAVE NOT BEEN SET, A PROPER PERFORMANCE BOND OR OTHER FINANCIAL ASSURANCE HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE THE 14th DAY OF December, 2008.

BY: [Signature] DATE 01/18/07
ALAN R. REED, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

DISCRETIONARY BOARD OF HEALTH CERTIFICATE

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

BY: [Signature] DATE 6-15-07
DR. DANIEL A. ARNOLD, MD

CERTIFICATE OF WATER RESOURCES DIVISION

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

BY: [Signature] DATE 6/18/07
KATHY GUTENMILLER, P.E.
DIVISION OF WATER RESOURCES

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREON, THAT THE MAP COMPLIES 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 BY THE PLANNING AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA ON THE 26th DAY OF August, 2007.

BY: [Signature] DATE
W. MARCO WENZLER, A.L.P.C.
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

COUNTY 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, N.A.S. 276-5882



SHEET 1 OF 3

FOR INFORMATION DATE 07/24/2008

DANIELSON SURVEYING, INC.

LAND SURVEY CONSULTING

3740 S. ANNIE STREET, SUITE 305

LAS VEGAS, NV 89118

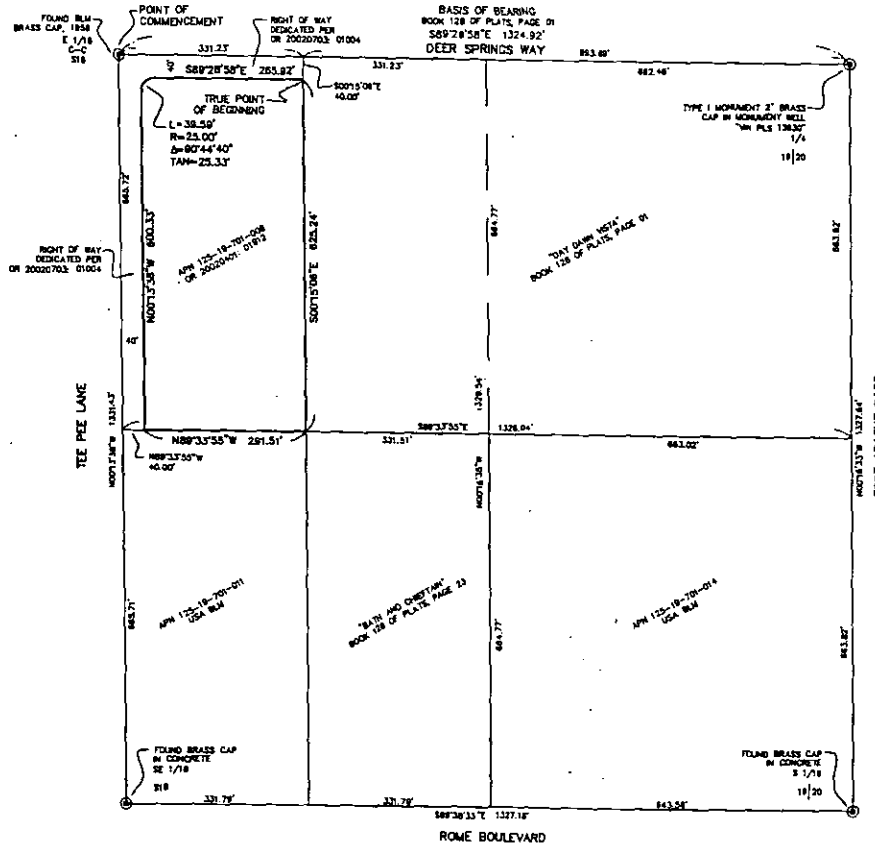
702.732.3847 FAX 702.732.3843

TOWN CENTER 44/50 NO. 2
PLAT 17738
INSTRUMENT NO. 4224
FILED IN 20070804
DATE 9-14-07 11:15:26
PAGE 12
COUNTY RECORDER
CLARK COUNTY, NEVADA

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FINAL MAP OF TOWN CENTER 44/50 NO. 2

A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE SECTION 19 IN T. 19 S., R. 80 E., N.D.M. CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA



- LEGEND**
- - DENOTES FOUND MONUMENTS AS NOTED
 - — — — — DENOTES SUBDIVISION BOUNDARY LINE
 - — — — — DENOTES STREET CENTERLINE
 - — — — — DENOTES LOT LINE
 - OR - DENOTES OFFICIAL RECORDS

NOTE
NEAR LOT CORNERS WILL BE SET WITH REBAR AND ALUMINUM CAP STAMPED "DIAMOND, PLS 15348" UNLESS A BLOCK WALL EXISTS. THEN A NAIL AND BRASS TAG STAMPED "DIAMOND, PLS 15348" WILL BE SET IN THE BLOCK WALL TO DENOTE THE SIDE PROPERTY LINE. FRONT OR SIDE LOT CORNERS ADJOINING ROADS/WAYS WILL BE WITNESSED BY A BAW CUT IN THE TOP OF CURB OR THE PROLONGATION OF THE PROPERTY LINE.

LOT TABULATION
TOTAL RESIDENTIAL LOTS = 24
TOTAL COMMON LOTS = 4

SCALE: 1"=100'
SHEET 2 OF 3
JOB NO. 090104 DATE: 07/24/2008
DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING
2740 S. ANNILLE STREET, SUITE 200
LAS VEGAS, NV 89118
702.734.8907 FAX 702.812.8843

RECEIVED

MAR 03 2011

EOT-41117

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

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

MAP LEGEND

| | | | | | |
|-----|------------------------|---|------------------|------|--------------------------------|
| —— | PARCEL BOUNDARY | □ | CONDOMINIUM UNIT | 001 | ROAD PARCEL NUMBER |
| --- | SUB BOUNDARY | □ | AIR SPACE PCL | 001 | PARCEL NUMBER |
| --- | PMLD BOUNDARY | □ | RIGHT OF WAY PCL | 1.00 | ACREAGE |
| --- | ROAD EASEMENT | □ | SUB-SURFACE PCL | 202 | PARCEL SUB/SEQ NUMBER |
| --- | MATCH / LEASER LINE | | | | PB 24-45 PLAT RECORDING NUMBER |
| --- | HISTORIC LOT LINE | | | | 5 BLOCK NUMBER |
| --- | HISTORIC SUB BOUNDARY | | | | 5 LOT NUMBER |
| --- | HISTORIC PMLD BOUNDARY | | | | 5 GOV LOT NUMBER |
| --- | SECTION LINE | | | | |

T19S R60E

| | | | |
|-----|-----|-----|-----|
| 088 | 089 | 090 | 091 |
| 127 | 128 | 133 | 124 |
| 138 | 137 | 138 | 138 |

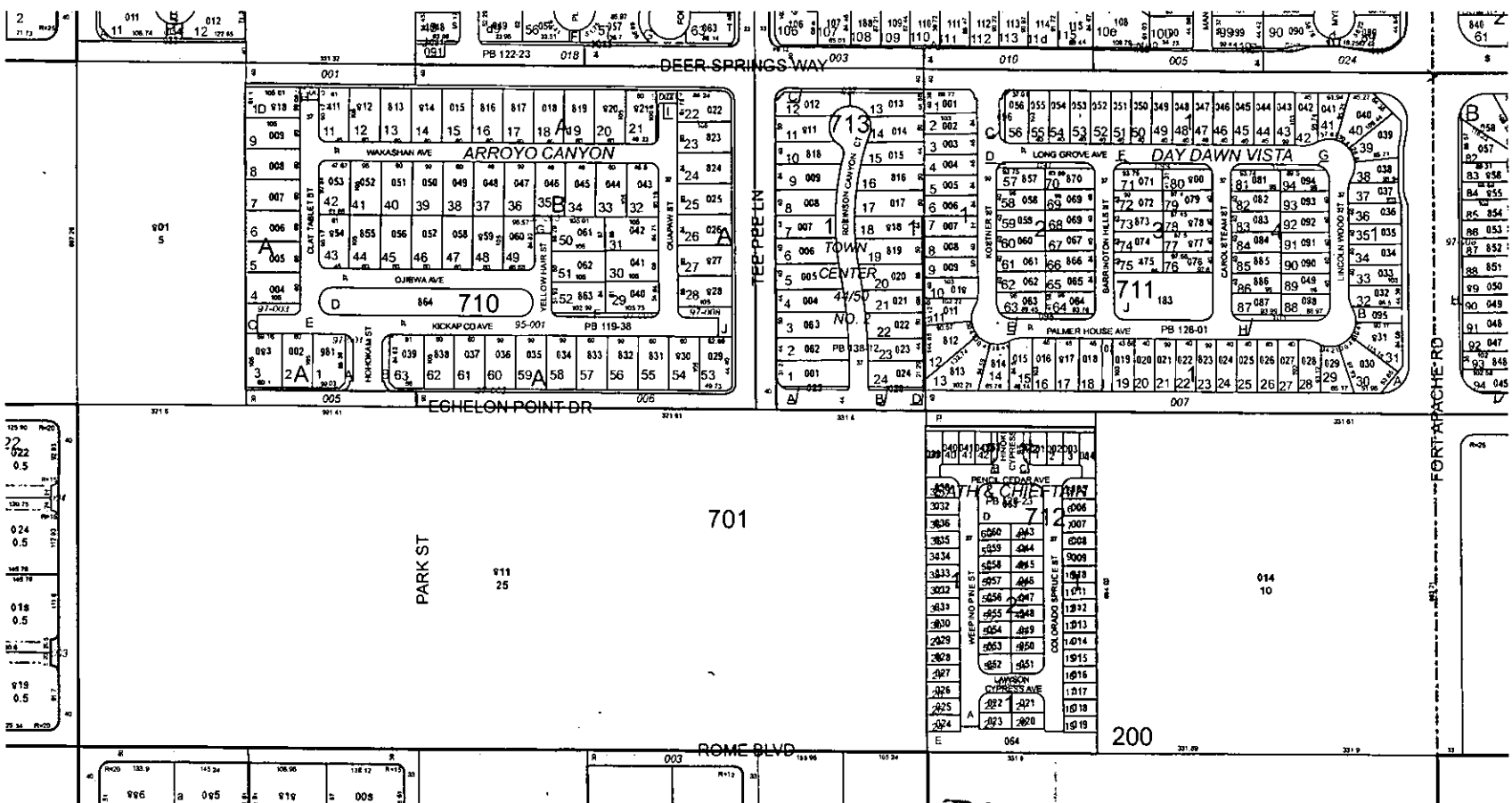
SEC 19

| | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |

N 2 SE 4

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

125-19-7



RECEIVED

MAR 03 2011

TAX DIST 200



March 22, 2011

Mr. Larry Bross
Vista Verde Holdings, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

**RE: EOT-41117 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Mr. Bross:

Your request for an Extension of Time of an approved Vacation (VAC-36934), which vacated public rights-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane, 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:

Planning

1. This Petition to Vacate (VAC-36934) shall expire on March 3, 2012 unless the Order of Vacation is recorded or another Extension of Time is approved by the Department of Planning.
2. Conformance to the conditions of approval of the Petition to Vacate (VAC-36934) and all other site related actions as required by the Department of Planning and Department of Public Works.

This action by the Department of Planning staff on March 22, 2011 is final unless a written appeal is filed with the Director of the Department of Planning 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: Mr. Dan Hale
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

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
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



City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE MINOR REVIEW DATE: MARCH 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: PARDEE HOMES OF NEVADA - OWNER:
VISTA VERDE HOLDINGS, LLC

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

| <i>CASE NUMBER</i> | <i>RECOMMENDATION</i> | <i>REQUIRED FOR APPROVAL</i> |
|------------------------|---|----------------------------------|
| EOT-41117 | Staff recommends APPROVAL, subject to conditions: | None |

**** CONDITIONS ****

EOT-41117 CONDITIONS

Planning

1. This Petition to Vacate (VAC-36934) shall expire on March 3, 2012 unless the Order of Vacation is recorded or another Extension of Time is approved by the Department of Planning.
2. Conformance to the conditions of approval of the Petition to Vacate (VAC-36934) and all other site related actions as required by the Department of Planning and Department of Public Works.

Staff Report Page One
March 2011 - Administrative Minor Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for an Extension of Time of the previously approved Petition to Vacate (VAC-36934) public right-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane. The applicant is requesting an Extension of Time, as coordination regarding existing facilities is taking longer than expected, with an expected resolution anticipated within the next few months.

BACKGROUND INFORMATION

| <i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| 01/17/01 | The City Council approved a request for a Petition to Annex (A-0003-99) property generally located west of El Capitan Way, east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres. The Planning Commission and staff recommended approval the annexation became effective on 01/26/01. |
| 05/17/06 | The City Council approved a request for Rezoning (ZON-12108) from U (Undeveloped) Zone [L (Low Density Residential- Town Center) Special Land Use Designation] to TC (Town Center) on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way. The Planning Commission and staff recommended approval. |
| | The City Council approved a related request for a Waiver of Title 18.12.160 (WVR-12115) to allow intersection offsets of 200 feet where 220 feet is the minimum allowed. |
| | The City Council approved a related request for a Petition to Vacate (VAC-12117) U.S. Government Patent Easements. |
| 07/19/06 | The City Council approved a related request for a Site Development Plan Review (SDR-12111) for a 24-unit single family residential development and a waiver of Town center streetscape design standards. Staff recommended denial. |
| | The City Council approved a request for a Review of Condition of a previously approved Site development Plan Review (SDR-12111) to amend condition 9 to allow an 18-foot front setback to the front of the garage as measured from the back of the sidewalk where a 22-foot front setback to the front of the garage as measured from the back of the pedestrian access easement was approved for a proposed subdivision on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way. Staff recommended approval. |

Staff Report Page Two
March 2011 - Administrative Minor Review

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i> | |
|---|---|
| 07/27/06 | The Planning Commission approved a request for a Tentative Map (TMP-14330) for a 24-lot single family residential subdivision on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way. Staff recommended approval. |
| 11/20/06 | The Planning and Development Department approved a request for a Final Map Technical Review (FMP-17738) for 24 residential lots and four common elements. The map was recorded on 09/14/07 for Town Center 44/50 No. 2. |
| 12/15/09 | The Planning and Development Department approved a request for a Final Map Technical Review (FMP-36937) for a Reversionary Map of Town Center 44/50 No. 2 for a revision to acreage of approximately 3.37 acres at the southeast corner of Tee Pee Lane and Deer Springs Way. |
| 03/03/10 | The City Council approved a request for a Petition to Vacate (VAC-36934) public right-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane. The Planning Commission and staff recommended approval. |

| <i>Most Recent Change of Ownership</i> | |
|--|--|
| 03/17/10 | A deed was recorded for a change in ownership. |

| <i>Related Building Permits/Business Licenses</i> |
|--|
| There have not been any plans received for review, nor have any building permits been issued for the subject site. |

| <i>Pre-Application Meeting</i> |
|---|
| A pre-application meeting was not required, nor was one held. |

| <i>Neighborhood Meeting</i> |
|--|
| A neighborhood meeting was not required, nor was one held. |

| <i>Surrounding Property</i> | <i>Existing Land Use Per Title 19.04</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i> |
|-----------------------------|---|---|---------------------------------|
| Subject Property | Undeveloped Land-Proposed Single Family Residential Subdivision | [L-TC (Low Density Residential- Town Center)- Special Land Use Designation] | T-C (Town Center) |

Staff Report Page Two
March 2011 - Administrative Minor Review

| | | | |
|-------|---------------------------|---|--|
| North | Single Family Residences | [L-TC (Low Density Residential- Town Center)- Special Land Use Designation] | T-C (Town Center) |
| South | Undeveloped Land | [PF-TC (Public Facilities- Town Center)- Special Land Use Designation] | C-V (Civic) |
| East | Single Family Residences) | [ML-TC (Medium Low Density Residential- Town Center)- Special Land Use Designation] | T-C (Town Center) |
| West | Single Family Residences | [L-TC (Low Density Residential- Town Center)- Special Land Use Designation] | R-PD4 (Residential Planned Development - 4 Units Per Acre) |

| <i>Master Plan Areas</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| Master Plan Area | | | |
| Town Center Master Plan | X | | Y |
| <i>Special Purpose and Overlay Districts</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| T-C (Town Center) District | X | | Y |
| Trails (Town Center Arterial Trail 8') | X | | Y |
| Rural Preservation Overlay District | | X | N/A |
| Las Vegas Redevelopment Plan Area | | X | N/A |
| Development Impact Notification Assessment | | X | N/A |
| Project of Regional Significance | | X | N/A |

ANALYSIS

This is the first request for an Extension of Time of the previously approved Petition to Vacate (VAC-36934). No building permits have been issued for the proposed project.

Staff Report Page Three
March 2011 - Administrative Minor Review

FINDINGS

The applicant is requesting an Extension of Time, as coordination regarding existing facilities is taking longer than anticipated. A resolution is expected within the next few months that will include recording the Order to Vacate and accompanying Reversionary Map (FMP-36937). The Department of Public Works has no objection to the request for an Extension of Time; therefore staff is recommending approval with a one-year time limit. Conformance to the conditions of approval of the Petition to Vacate (VAC-36934) shall be required.

APPROVALS 0

PROTESTS 0



March 7, 2011

Mr. Larry Bross
Vista Verde Holdings, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

**RE: EOT-41117 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Mr. Bross:

Your request for an Extension of Time of an approved Vacation (VAC-36934), which vacated public rights-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane, 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", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Dan Hale
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

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
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



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; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: March 10, 2011
Re: **EOT-41117** Pardee Homes of Nevada SEC Deer Springs Way & Tee Pee Lane
Request for an Extension of Time of a previously approved Petition of Vacation (VAC-36934)

COMMENTS:

We have no comment on the Request for an Extension of Time of a previously approved Petition of Vacation application to vacate public rights-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane.

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

| | | |
|-------------------------------------|--|---|
| FROM: DEPARTMENT OF PLANNING | | DATE: 03/07/11 |
| TO: | DEVELOPMENT COORDINATION FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SURVEY TEFO TRAFFIC ENGINEERING | ROGER BAILEY ALBERT SUNG DAVID GUERRA MARY WULFF GREG McDERMOTT JOE PEÑA ALAN RIEKKI REBECCA WHITLOCK RICK SCHROEDER |
| SUBJECT: | EXTENSION OF TIME - VACATION | |
| APPLICANT: | PARDEE HOMES OF NEVADA | |
| OWNER: | VISTA VERDE HOLDINGS, LLC | |
| FILE NUMBER: | EOT-41117 | |

A REQUEST HAS BEEN T FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-36934), WHICH VACATED PUBLIC RIGHTS-OF-WAY AND CITY OF LAS VEGAS SEWER AND DRAINAGE EASEMENTS IN ROBINSON CANYON COURT GENERALLY LOCATED NORTH OF ECHELON POINT DRIVE, APPROXIMATELY 140 FEET EAST OF TEE PEE LANE, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THIRTY FIVE-FOOT (35') WIDE RIGHT-OF-WAY APPROXIMATELY 40 FEET (40') NORTH OF THE CENTER POINT ECHELON POINT DRIVE AND ONE HUNDRED FORTY FEET (140') FEET EAST OF TEE PEE LANE. SAID PROPERTY IS LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE TO BART ANDERSON BY: MARCH 15, 2011

ADMINISTRATIVE REVIEW MEETING: MARCH 2011

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF PLANNING

DATE: 10/14/11

**TO: OFFICE OF BUSINESS DEVELOPMENT
CCSD
FIRE ENGINEERING
FIRE SERVICES, COMMUNICATIONS
NEIGHBORHOOD SERVICES
METRO**

**TOM BURKART
LINDA PERRI
KEN MILLER
SHARON OZUNA
ANNE KILPONEN
BRIAN O'CALLAGHAN**

SUBJECT: EXTENSION OF TIME - VACATION

APPLICANT: PARDEE HOMES OF NEVADA

OWNER: VISTA VERDE HOLDINGS, LLC

FILE NUMBER: EOT-41117

A REQUEST HAS BEEN T FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-36934), WHICH VACATED PUBLIC RIGHTS-OF-WAY AND CITY OF LAS VEGAS SEWER AND DRAINAGE EASEMENTS IN ROBINSON CANYON COURT GENERALLY LOCATED NORTH OF ECHELON POINT DRIVE, APPROXIMATELY 140 FEET EAST OF TEE PEE LANE, WARD 6 (ROSS).

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COMMENTS DUE BY: MARCH 15, 2011

ADMINISTRATIVE REVIEW MEETING: MARCH 2011

ATTACHMENT:

All others: location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

| | | |
|-------------------------------------|---|--|
| FROM: DEPARTMENT OF PLANNING | | DATE: 10/14/11 |
| TO: | COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE d/b/a CENTURYLINK LAS VEGAS VALLEY WATER DISTRICT | DAN DeFIESTA SHARON McSHEA JOHN HILL MEGHAN O'NEAL DONNI FIELDS SUE MULANAX |
| SUBJECT: | EXTENSION OF TIME - VACATION | |
| APPLICANT: | PARDEE HOMES OF NEVADA | |
| OWNER: | VISTA VERDE HOLDINGS, LLC | |
| FILE NUMBER: | EOT-41117 | |

A REQUEST HAS BEEN T FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-36934), WHICH VACATED PUBLIC RIGHTS-OF-WAY AND CITY OF LAS VEGAS SEWER AND DRAINAGE EASEMENTS IN ROBINSON CANYON COURT GENERALLY LOCATED NORTH OF ECHELON POINT DRIVE, APPROXIMATELY 140 FEET EAST OF TEE PEE LANE, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THIRTY FIVE-FOOT (35') WIDE RIGHT-OF-WAY APPROXIMATELY 40 FEET (40') NORTH OF THE CENTER POINT ECHELON POINT DRIVE AND ONE HUNDRED FORTY FEET (140') FEET EAST OF TEE PEE LANE. SAID PROPERTY IS LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: MARCH 15, 2011

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
333 NORTH RANCHO DRIVE, 8th FLOOR
LAS VEGAS, NEVADA 89106
ATTN: MARY WULFF

ADMINISTRATIVE REVIEW MEETING: MARCH 2011

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map



Report Date 03/07/2011 07:23 AM

Submitted By

Page 1

A/P # 41117 EXTENSION OF TIME

Application Information

Stages

| | Date / Time | By | | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 03/03/2011 12:53 | 983510 | Temp COO | | |
| Approved | | | COO Issued | | |
| Final | | | Expires | | |

Associated Information

| | | |
|------------------|--|------------|
| Type of Work | # Plans | 0 |
| Dept of Commerce | # Plans | 0 |
| Priority | <input checked="" type="checkbox"/> Auto Reviews | Bill Group |

Valuation

| | |
|----------------------|------|
| Declared Valuation | 0.00 |
| Calculated Valuation | 0.00 |
| Actual Valuation | 0.00 |

Description of Work

EOT-41117 - EXTENSION OF TIME - ADMINISTRATIVE - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: VISTA VERDE HOLDINGS LLC - Request for an Extension of Time of an approved Vacation (VAC-36934), which vacated public rights-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane, Ward 6 (Ross).

| | | | | | |
|--------------------|-------|--------------------|--------------------------------|------------------|------|
| Parent A/P # | 36934 | Project/Phase Name | EXTENSION REQUEST FOR ROW VACA | Phase # | |
| Project # | 41117 | Size Description | | Subdivision Code | |
| Size/Area | 0.00 | Proposed Start | | % Completed | 0.00 |
| Proposed Stop | | | | | |
| % Complete Formula | | | | | |

Property/Site Information

Parcel 12519713001

Location

Owner/Tenant

| | | | | | |
|-----------------|------------------------------|---------|----------------------------|----------------------------------|----|
| Contact ID | AC1729262 | Name | VISTA VERDE HOLDINGS L L C | Organization | |
| Mailing Address | 3455 CLIFF SHADOWS PKWY #220 | City | LAS VEGAS | State/Province | NV |
| ZIP/PC | 89129-1077 | Country | | Evening Phone | |
| Day Phone | | Fax | | Mobile # | |
| | | | | <input type="checkbox"/> Foreign | |

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6701 ROBINSON CANYON CT
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519713001
12519713002
12519713003

Report Date 03/07/2011 07:23 AM

Submitted By

Page 2

A/P Linked Parcels

12519713004
12519713005
12519713006
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12519713009
12519713010
12519713011
12519713012
12519713013
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12519713027
12519713028

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1729262 Foreign
Effective Expire
Name VISTA VERDE HOLDINGS L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3455 CLIFF SHADOWS PKWY #220
LAS VEGAS, NV 89129-1077
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

Report Date 03/07/2011 07:23 AM

Submitted By

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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

Contractors

No Contractors

Item Description

Item Status

| | |
|---|-------------------------|
| Check Fees | Fees Successful |
| PROCESSING FEE (\$300.00) | Paid |
| Check Inspections | Inspections Successful |
| Check Reviews | Reviews Failed |
| 433098 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW) | Incomplete |
| 433099 DEVCO #1 (DEVELOPMENT COORDINATION) | Incomplete |
| 433100 FIRE COMM #1 (FIRE COMMUNICATION) | Incomplete |
| 433102 FLOOD #1 (FLOOD CONTROL) | Incomplete |
| 433103 LAND DEV #1 (LAND DEVELOPMENT) | Incomplete |
| 433101 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT) | Incomplete |
| 433107 ROW #1 (RIGHT-OF-WAY) | Incomplete |
| 433105 SEWER #1 (COLLECTION SYSTEMS PLANNING) | Incomplete |
| 433106 SURVEY #1 (SURVEY) | Incomplete |
| 433108 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS) | Incomplete |
| 433104 TRAFFIC #1 (TRAFFIC ENGINEERING) | Incomplete |
| Check Conditions | Conditions Successful |
| Check Alert Conditions | Alert Conditions Failed |
| (AT-COMPLETE DRT PROCESS) | |
| (AT-ROUTE PLANS FOR REVIEW) | |
| (STAFF RECOMMENDATION) | |
| Check Licenses | Not Checked |
| Check Children Status | Children Successful |
| Check Open Cases | 0 |

| Fees | Status | Paid Date | Amount |
|----------------|--------|------------------|--------|
| PROCESSING FEE | P | 03/03/2011 13:02 | 300.00 |
| Total Unpaid | | 0.00 | |
| | | Total Paid | 300.00 |

Review Activities
 Review # Comments

Review Type # Status Waived Issued Started Completed Comp By

Report Date 03/07/2011 07:23 AM

Submitted By

Page 5

| Review/Activities Review # Comments | Review Type | # | Status | Waived | Issued | Started | Completed | Comp By |
|---|-------------|---|------------|--------------------------|------------------|---------|-----------|---------|
| 433098 | B&S PLAN | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433099 | DEVCO | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433100 | FIRE COMM | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433101 | NEIGH P&S | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433102 | FLOOD | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433103 | LAND DEV | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433104 | TRAFFIC | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433105 | SEWER | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433106 | SURVEY | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433107 | ROW | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |
| 433108 | TEFO | 1 | Incomplete | <input type="checkbox"/> | 03/07/2011 07:23 | | | |

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By BSTICKA

Modified Date/Time 03/03/2011 12:51

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

- Y 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

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

There is no planning condition for this project.

Report Date 03/07/2011 07:23 AM

Submitted By

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EXTENSION OF TIME

N Will this go to the City Council?

Hearing Type

N Will this go DIRECTLY to City Council?

Public, Non-Public or Admin^{ADMIN}

Parent Application Type VAC

Parent Project #36934

Staff Recommendation

Entitlement Exercised?

Meeting Information

| Meeting Grid Meeting Date Comments Added By | Meeting Type Add Date | Meeting Status Modified by | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|--|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
| 05/10/2011 | ADMIN | SCHEDULED | | 0 | 0 | 0 |
| BSTICKA | 03/03/2011 | | | | | |

Template Type/AP# AP Type Status Stage

No children exist for this project

| Employee Employee ID | Last | First | MI | Comments |
|-------------------------|------|---------|----|----------|
| 980608 | HOWE | MICHAEL | P | |

| Log Action Comments | Description | Entered By | Start | Stop | Hours |
|---------------------------|--|------------|------------------|------|-------|
| PAYMNT | CO NAME WHO PICKED UP CONTACT# BARBARA BAIRD, B2 DEV SERV LLC CK 5057, 702.451.3510 | 970040 | 03/03/2011 13:02 | | 0.00 |



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for Vacation
 Project Address (Location) Tee Pee Lane & Deer Springs Road
 Project Name TownCenter 44/50 No.2 Proposed Use n/a
 Assessor's Parcel #(s) 125-19-713-001 thru -028 Ward # 6
 General Plan: existing L-TC proposed n/a Zoning: existing TC proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres 4.18 +/- Lots/Units n/a Density n/a
 Additional Information Request extension of time for VAC-36934.

PROPERTY OWNER Vista Verde Holdings LLC Contact Larry Bross
 Address 3455 Cliff Shadows Pwy. #220 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89129
 E-mail Address _____

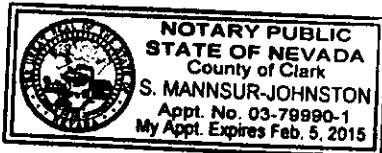
APPLICANT Pardee Homes of Nevada Contact Dan Hale
 Address 650 White Drive #100 Phone: (702) 614-1400 Fax: (702) 614-1466
 City Las Vegas State NV Zip 89119
 E-mail Address dan.hale@pardeehomes.com

REPRESENTATIVE B2 Development Services Contact Barbara Baird
 Address 209 S. Stephanie St. #B-128 Phone: (702) 451-3510 Fax: (702) 451-4988
 City Henderson State NV Zip 89012
 E-mail Address barbara@b2ds.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 Thomas J Devore
 Subscribed and sworn before me
 This 2nd day of March, 2011
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

| | |
|-----------------|--------------------|
| Case # | <u>ECT-41117</u> |
| Meeting Date: | <u>N/A</u> |
| Total Fee: | <u>\$300-</u> |
| Date Received:* | <u>3/3/11</u> |
| Received By: | <u>[Signature]</u> |

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.
 f:\depot\Application\Packet\Application Form.pdf
RECEIVED
 MAR 03 2011



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41117** APN: 125-19-713-001 thru -028

Name of Property Owner: Vista Verde Holdings, LLC

Name of Applicant: Pardee Homes of Nevada

Name of Representative: B2 Development Services

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: _____

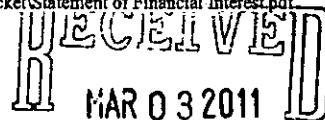
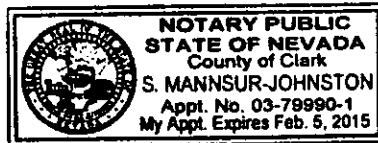
Signature of Property Owner: *Thomas J Delore*

Print Name: Thomas J Delore

Subscribed and sworn before me

This 2nd day of March, 2011

S. Mansur-Johnston
Notary Public in and for said County and State





B2
DEVELOPMENT
SERVICES

March 2, 2011

Mr. Flinn Fagg, AICP
Director
Planning & Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: Town Center 44/50 #2
Request for Extension of Time (VAC-36934)

To Whom It May Concern:

On behalf of the applicant, we respectfully request review and approval of the attached application for Extension of Time for the referenced Vacation. The extension is required as the coordination regarding the existing facilities is taking longer than expected. We anticipate the matter to be resolved within a month and would then be able to proceed with the recordation of the Vacation Order and the accompanying Reversionary Final Map (FMP-36937) at that time. The following is the description of the original request.

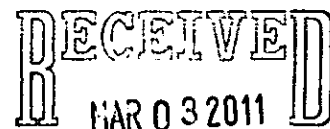
"The subject property is located at the southeast corner Deer Springs Way and Tee Pee Lane and comprises approximately 3.37 acres. The residential subdivision was originally approved and recorded to include 24 residential lots and 4 common elements. A copy of the recorded Final Map, Book 138, Page 12, is included for your reference. The applicant's request is to allow the vacation and abandonment of all easements and rights-of-way that were granted and conveyed per the Final Map that lie *within* the subdivision boundaries - specifically all City of Las Vegas rights-of-way, drainage easements, sewer easements, streetlight and traffic control easements and pedestrian access easements. The dedications that were granted for the public streets surrounding the subdivision are not included as part of this request and will remain in place. The applicant is pursuing a reversion to acreage that is being reviewed concurrently with this Vacation application."

We request that this extension be reviewed and approved administratively. Please contact our office should you have any questions or require further information. Thank you for your kind consideration of this matter.

Very truly yours,

Barbara Baird

Cc:
D. Hale, PH
T. Steadham, SHG



EOT-41117



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 5, 2010

Mr. Dan Hale
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

RE: VAC-36934 - VACATION
CITY COUNCIL MEETING OF MARCH 3, 2010

Dear Mr. Hale:

The City Council at a regular meeting held March 3, 2010 APPROVED the Petition to Vacate public rights-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

1. The limits of this Petition of Vacation shall be defined as the public rights-of-way and all unused City of Las Vegas easements as dedicated and granted by the Town Center 44/50 No. 2 Final Map, Book 138, Page 12..
2. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36937, or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be left without legal access by this Petition of Vacation.
3. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.


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Printed with environmentally friendly soy ink.

EOT-41117

Mr. Dan Hale
VAC-36934 – Page 2
March 5, 2010

7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,


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

cc: Ms. Barbara Baird
B2 Developer Services
1170 Center Point Drive
Henderson, Nevada 89119

EOT-41117

VISTA VERDE HOLDINGS, LLC

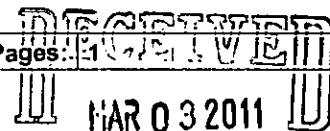
| Business Entity Information | | | |
|-----------------------------|------------------------------------|-----------------------|---------------|
| Status: | Active | File Date: | 12/07/2009 |
| Type: | Domestic Limited-Liability Company | Entity Number: | E0626672009-8 |
| Qualifying State: | NV | List of Officers Due: | 12/31/2011 |
| Managed By: | Managers | Expiration Date: | |
| NV Business ID: | NV20091584761 | Business License Exp: | 12/31/2011 |

| Registered Agent Information | | | |
|------------------------------|--------------------------------|--------------------|-------------------------|
| Name: | NFRA, LLC | Address 1: | 3455 CLIFF SHADOWS PKWY |
| Address 2: | SUITE 220 | City: | LAS VEGAS |
| State: | NV | Zip Code: | 89129 |
| 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 | | | |
|-----------------------------|----------------------------------|------------|--|
| | | | <input type="checkbox"/> Include Inactive Officers |
| Manager - CORE MANAGER, LLC | | | |
| Address 1: | 3455 CLIFF SHADOWS PKWY, STE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |

| Actions/Amendments | | | |
|----------------------------|--------------------------|-----------------|---|
| Action Type: | Articles of Organization | | |
| Document Number: | 20090842452-06 | # of Pages: | 2 |
| File Date: | 12/07/2009 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Initial List | | |
| Document Number: | 20100025797-73 | # of Pages: | |



| | | | |
|-----------------------------------|----------------|------------------------|---|
| File Date: | 1/19/2010 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20100942659-48 | # of Pages: | 1 |
| File Date: | 12/21/2010 | Effective Date: | |
| (No notes for this action) | | | |

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MAR 03 2011

CORE MANAGER, LLC

| Business Entity Information | | | |
|-----------------------------|------------------------------------|-----------------------|---------------|
| Status: | Active | File Date: | 6/24/2008 |
| Type: | Domestic Limited-Liability Company | Entity Number: | E0403702008-3 |
| Qualifying State: | NV | List of Officers Due: | 6/30/2011 |
| Managed By: | Managers | Expiration Date: | |
| NV Business ID: | NV20081385147 | Business License Exp: | 6/30/2011 |

| Registered Agent Information | | | |
|------------------------------|--------------------------------|--------------------|-------------------------|
| Name: | NFRA, LLC | Address 1: | 3455 CLIFF SHADOWS PKWY |
| Address 2: | SUITE 220 | City: | LAS VEGAS |
| State: | NV | Zip Code: | 89129 |
| 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 | | | | <input type="checkbox"/> Include Inactive Officers |
|---------------------------|------------------------------------|------------|----|--|
| Manager - THOMAS J DEVORE | | | | |
| Address 1: | 3455 CLIFF SHADOWS PKWY, SUITE 220 | Address 2: | | |
| City: | LAS VEGAS | State: | NV | |
| Zip Code: | 89129 | Country: | | |
| Status: | Active | Email: | | |

| Actions/Amendments | | | |
|----------------------------|--------------------------|-----------------|---|
| Action Type: | Articles of Organization | | |
| Document Number: | 20080422488-08 | # of Pages: | 2 |
| File Date: | 6/24/2008 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Initial List | | |
| Document Number: | 20080423503-27 | # of Pages: | 1 |

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MAR 03 2011

| | | | |
|----------------------------|----------------|-----------------|---|
| File Date: | 6/24/2008 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20090515383-36 | # of Pages: | 1 |
| File Date: | 6/29/2009 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20100477284-45 | # of Pages: | 1 |
| File Date: | 6/29/2010 | Effective Date: | |
| (No notes for this action) | | | |

RECEIVED
MAR 03 2011

RECORDING REQUESTED BY
First American Title Insurance Company National
Commercial Services

AND WHEN RECORDED MAIL DOCUMENT TO:
Vista Verde Holdings, LLC
3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129

Inst #: 201003170000404

Fees: \$19.00 N/C Fee: \$25.00

RPTT: \$0.00 Ex: #003

03/17/2010 08:36:33 AM

Receipt #: 273280

Requestor:

FIRST AMERICAN TITLE HOWARD

Recorded By: KGP Pgs: 7

DEBBIE CONWAY

CLARK COUNTY RECORDER

Space Above This Line for Recorder's Use Only

A.P.N.: 125-18-813-001 thru 013 et al

File No.: 415407-A (MS)

GRANT BARGAIN AND SALE DEED

Document Title

Re-record to add parcels 5, 6 & 7 that were erroneously omitted.

SEPARATE PAGE PURSUANT TO GOVT CODE 27361.5

RECEIVED
MAR 03 2011

Inst #: 200912170001874

Fees: \$17.00 N/C Fee: \$25.00

RPTT: \$5380.50 Ex: #

12/17/2009 01:07:26 PM

Receipt #: 165636

Requestor:

FIRST AMERICAN TITLE HOWARD

Recorded By: RNS Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

A.P.N.: 125-18-813-001 thru 013 et al.
File No: NCS-415407-HHLV (mf)
R.P.T.T.: \$5,380.50 C

When Recorded Mail To: Mail Tax Statements To:
Vista Verde Holdings, LLC
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Pardee Homes of Nevada, a Nevada corporation

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

Vista Verde Holdings, LLC, a Nevada limited liability company

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

PARCEL 1:

PARCEL 1A:

LOTS ONE (1) THROUGH EIGHT (8), THIRTY (30) THROUGH THIRTY-FOUR (34) IN BLOCK 1, LOTS NINE (9) THROUGH SEVENTEEN (17), TWENTY-FOUR (24) AND TWENTY-NINE (29) IN BLOCK 2 OF TOWN CENTER L- TC 60/70 NO. 4 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 123, PAGE 38 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 1B:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREA AS SHOWN AND OELINEATED ON SAID MAP.

PARCEL 2:

LOTS ONE (1) THROUGH TWENTY-FOUR (24) IN BLOCK 1 OF TOWN CENTER 44/50 NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 3:

RECEIVED
MAR 03 2011

A.P.N.: 125-18-813-001 thru 013 et al.
File No: NCS-415407-HHLV (mf)
R.P.T.T.: \$5,380.50 C

| | |
|--------------------------------|------------|
| Recorded Electronically | |
| ID _____ | _____ |
| County _____ | _____ |
| Date _____ | Time _____ |
| Simplifile.com 800.460.5657 | |

When Recorded Mail To: Mail Tax Statements To:
Vista Verde Holdings, LLC
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Pardee Homes of Nevada, a Nevada corporation

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PARCEL 2:

LOTS ONE (1) THROUGH TWENTY-FOUR (24) IN BLOCK 1 OF TOWN CENTER 44/50 NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 3:

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LOTS ONE (1) THROUGH SIX (6) IN BLOCK 1 OF TOWN CENTER 44/50 NO. 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 135, PAGE 7 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4:

LOTS ONE (1) THROUGH SEVENTY-ONE (71) IN BLOCK 1 AND LOTS SEVENTY-TWO (72) THROUGH ONE HUNDRED SIXTEEN (116) IN BLOCK 2 OF TOWN CENTER 44/50 NO. 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 12/15/2009

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MAR 03 2011

Exhibit "A"

Legal Description

Real property in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL 5:

COMMON LOTS A THROUGH D OF TOWN CENTER 44/50 NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 6:

COMMON LOT "A" OF TOWN CENTER 44/50 NO. 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 135, PAGE 7 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 7:

COMMON LOTS A THROUGH H, J, K, AND L OF TOWN CENTER 44/50 NO. 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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MAR 03 2011

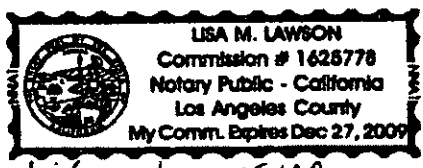
STATE OF California
COUNTY OF Los Angeles

On December 16, 2009, before me, Lisa M. Lawson, Notary Public, personally appeared Jim E. Lata & Anthony P. Dalim,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
NOTARY PUBLIC

Lisa Lawson
Comm # 1625778 exp Dec 27, 2009

STATE OF _____
COUNTY OF _____

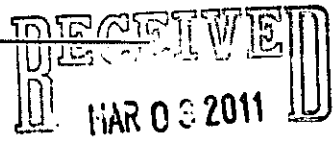
On _____, before me, _____, Notary Public, personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 125-19-713-001 through 024
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm' l/nd'l
 g) Agricultural h) Mobile Home
 i) Other _____

| | |
|-----------------------------------|-------------|
| FOR RECORDERS OPTIONAL USE | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 03
 b. Explain reason for exemption: Re-record to add parcels 5, 6 & 7 that were erroneously omitted on 20091217-1874

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: M. Sabado
 Signature: _____

Capacity: Agent for Grantor
 Capacity: _____

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

Print Name: Pardee Homes of Nevada
 Address: 10880 Wilshire Blvd
 City: Los Angeles
 State: CA Zip: 90024

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

Print Name: Vista Verde Holdings, LLC
 Address: 3455 Cliff Shadows
 City: Las Vegas
 State: NV Zip: 89129

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

First American Title Insurance
 Company National Commercial
 Print Name: Services
 Address: 2490 Paseo Verde Parkway, #100
 City: Henderson

File Number: 4 1 5 4 0 7 - A m f / a d
 State: NV Zip: 89074

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

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MAR 03 2011

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS VACATED STREETLIGHT-TRAFFIC CONTROL EASEMENTS, AND PUBLIC RIGHTS-OF-WAY.

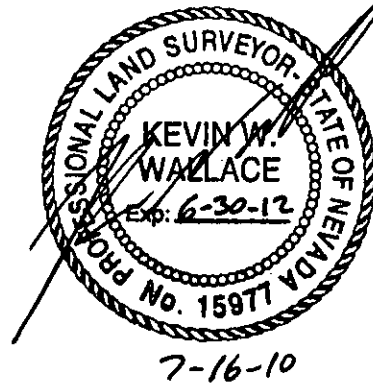
DESCRIPTION

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, DESCRIBED AS FOLLOWS:

BEING ALL THOSE PEDESTRIAN ACCESS, UTILITY, DRAINAGE, STREETLIGHT AND TRAFFIC CONTROL EASEMENTS AS GRANTED TO CITY OF LAS VEGAS AND SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

TOGETHER WITH ALL THAT CERTAIN PUBLIC RIGHT-OF-WAY KNOWN AS ROBINSON CANYON COURT AS DEDICATED TO CITY OF LAS VEGAS, NEVADA AND SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA. AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

KEVIN W. WALLACE P.L.S.
NEVADA LICENSE NO. 15977
EXPIRES: JUNE 30, 2012



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MAR 03 2011

EOT-41117