

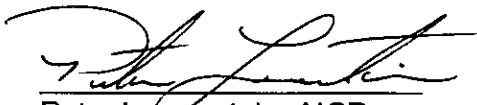
Memorandum Planning and Development

To: Mark Bangan
From: Peter Lowenstein, AICP – Planning Supervisor
Date: March 12th, 2010
Re: PMP-37538 – Second Amended Silver Sky @ Deer Springs

The Planning and Development Department staff has administratively approved your request for technical review of the subject parcel map, subject to the changes and corrections noted as follows:

1. Enter the parcel file number "PMP-37538" above the signature block in the lower right-hand corner.

You need not submit a revised map prior to Mylar map submittal, provided these changes are incorporated. If you have any questions concerning these changes, please contact me.



Peter Lowenstein, AICP
Planning Supervisor

Pc: Alan Riecki, City Surveyor

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: March 11, 2010
Re: **PMP-37538** Silver Sky @ Deer Springs SWC of Decatur Boulevard and Deer Springs Way
Request for an Amended Parcel Map

COMMENTS:

We have no objection to this Amended Parcel Map request to re-align the boundary between Parcels 1 and 3 of File 117, Page 13 of Parcel Maps, as long as all previous conditions of approval for Parcel Map PMP-25254 and all subsequent site-related actions are ultimately complied with. We note that land title does not transfer with the recordation of an amended map and in order to transfer the title a Deed of Transfer will need to be recorded.

CONDITIONS OF APPROVAL:

1. This Parcel Map shall be titled as "Second Amended Silver Sky at Deer Springs Parcel Map".
2. Provide "PMP-37538" on Sheet 1 above the recording information.
3. Per new regulations under Nevada Administrative Code 625.611, each sheet of this map shall be stamped and signed by a licensed surveyor.
4. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

To: BRUCE L STRATTON, PLS
L.R. NELSON

From: **Alan R. Riecki, PLS**
City Surveyor

CC: **Nathan Goldberg**
Planning and Development

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

Date: March 10, 2010

RE: 37538 PARCEL MAP SILVER SKY AT DEER SPRINGS AMENDED PARCEL MAP

Attached is a redlined drawing delineating comments from Survey review. THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.

PLEASE NOTE: These comments are for Survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

COMMENTS:

380643 SURVEY

This map should be titled, "Second Amended Silver Sky at Deer Springs Parcel Map".

At this point our only concern with this parcel map is the fact that it is comprised of two (2) parcels with two (2) separated owners. Land title does not transfer with the recording of an amended map. Your client will have to record a Deed of Transfer for the title to transfer.

Per the new regulations under Nevada Administrative Code Chapter 625.611, please place a validated seal on all sheets of the map.

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CASE PLANNING DIVISION**

**DATE
03/02/10**

TO:

SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.
FIRE PREVENTION	OZZIE MIRKHAH
FIRE SERVICES\COMMUNICATIONS	SHARON OZUNA

SUBJECT PARCEL MAP – PMP-37538

PMP-37538 - SILVER SKY @ DEER SPRINGS -
OWNER: DEER SPRINGS ASSISTED LIVING, LP, ET AL -
APPLICANT: NEVADA HAND, INC - Request for a technical
review for an AMENDED PARCEL MAP on 9.45 acres at the
southwest corner of Decatur Boulevard and Deer Springs Way.
(APNs 125-24-701-047 & 049), R-3 (Medium Density
Residential) Zone, Ward 6 (Ross).

PETER LOWENSTEIN, AICP, PLANNING SUPERVISOR
DEVELOPMENT SERVICES CENTER,
CASE PLANNING DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

RETURN COMMENTS ON OR BEFORE - MARCH 12, 2010

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CASE PLANNING DIVISION**

**DATE
03/02/10**

TO:

**DEVELOPMENT COORDINATION
FLOOD CONTROL
RIGHT-OF-WAY
SANITARY SEWERS**

**GARY REID
RAUL CRUZ
MARY WULFF
JOE PEÑA**

ELECTRICAL SERVICES

REBECCA WHITLOCK

LAND DEVELOPMENT

DAVID GUERRA

SURVEY

ALAN R. RIEKKI

**SPECIAL IMPROVEMENT DISTRICT
420 NORTH 4TH ST.**

PATRICK MURPHY

TRAFFIC ENGINEERING

RICK SCHRODER

SUBJECT

PARCEL MAP¹ - PMP-37538

**PMP-37538 - SILVER SKY @ DEER SPRINGS -
OWNER: DEER SPRINGS ASSISTED LIVING, LP, ET AL -
APPLICANT: NEVADA HAND, INC - Request for a technical
review for an AMENDED PARCEL MAP on 9.45 acres at the
southwest corner of Decatur Boulevard and Deer Springs Way.
(APNs 125-24-701-047 & 049), R-3 (Medium Density
Residential) Zone, Ward 6 (Ross).**

PLEASE RETURN ANY COMMENTS TO:

**GARY REID, SR. ENGINEERING TECHNICIAN
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS**

RETURN COMMENTS ON OR BEFORE - MARCH 12, 2010

ATTACHMENTS: APPLICATION, DEED & MAP

Report Date 03/03/2010 03:28 PM

Submitted By

Page 1

A/P # 37538 PARCEL MAP

Property/Site Information

Parcel 12524701047

Location

Owner/Tenant

Contact ID AC1732601	Name DEER SPRINGS ASSISTED LIVING L P	Organization	
Mailing Address 295 E WARM SPRINGS RD #101		State/Province NV	
City LAS VEGAS		Country	<input type="checkbox"/> Foreign
ZIP/PC 89119-4212		Evening Phone	
Day Phone (702)739-3345 x		Mobile #	
Fax (702)739-3305			

Contact ID AC1163792	Name NEVADA HAND INC	Organization	
Mailing Address 295 E WARM SPRINGS RD STE 101		State/Province NV	
City LAS VEGAS		Country	<input type="checkbox"/> Foreign
ZIP/PC 89119		Evening Phone	
Day Phone (702)739-3345 x		Mobile #	
Fax (702)739-3305			

A/P Linked/Addresses

No Addresses are linked to this Application

Linked Addresses

6741 N DECATUR BLVD 3
LAS VEGAS, 89131-

A/P/Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked/Parcels

12524701047

Report Date 03/03/2010 03:28 PM

Submitted By

Page 2

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
380640	DEVCO	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380641	FIRE COMM	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380642	CURRENT PL	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380643	SURVEY	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380644	FLOOD	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380645	LAND DEV	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380646	ROW	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380647	SEWER	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380648	TRAFFIC	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380649	TEFO	1	incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380650	SID	1	incomplete	<input type="checkbox"/>	03/03/2010 15:27			
380651	FIRE ENG	1	Incomplete	<input type="checkbox"/>	03/03/2010 15:27			

Activity Review Details

Detail BLUELINE SUBMIT CHECKLIST(PMP)

Modified By ADBDDAI

Modified Date/Time 03/01/2010 15:10

Comments

No Comments

BLUELINE SUBMITTAL

BlueLine Submittal Checklist

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Parcel Map Checklist
- Y Parcel Map (13 folded blue line)
- Y Assessors Parcel map
- Y Surveyor Seal and Signature are on the plat
- Y Lot sizes comply with the zoning

Report Date 03/03/2010 03:28 PM

Submitted By

Page 3

Check Conditions Condition Supervisor Required	Approval	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.

PARCEL MAP

Type of Map AMENDED

CLV Drawing #

Y Parent Project link required? Y Is this a Residential Subdivision? Flood Study required? Traffic Study required?

Blueline Process

Covenant Running with Land Required?

1 # of Residential/Commercial Lots

Mylar Process

0 # of Common Element Lots

0 # of Residential/Commercial Lots

03/01/2010 Blueline Submitted

0 # of Common Element Lots

03/03/2010 Blueline Accepted for Processing

Mylar Submitted

Mylar Accepted for Processing

Mylar Comments Sent

Recordation Information

Mylar Released for Recordation

Date At 00:00

Subdivision Code (File and Page)

N Street Name Has Been Changed

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

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

983052	SOLIS III	ALFREDO		Pete Lowenstein P&D x4693
--------	-----------	---------	--	---------------------------

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	03/01/2010 15:25		0.00
	CHRIS ARAGON, L R NELSON CONSULTING ENGINEERS INC CK 7288, 702.798.7978				



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AMENDED PARCEL MAP

Project Address (Location) Southwest corner of Deer Springs Way and Decatur Boulevard

Project Name Silver Sky @ Deer Springs Proposed Use Assisted Living

Assessor's Parcel #(s) 125-24-701-047 Ward # 6

General Plan: existing M proposed M Zoning: existing R-3 proposed R-3

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Deer Springs Assisted Living LP Contact Mike Mullin

Address 295 F Warm Springs Rd, Suite 101 Phone: (702) 739-3345 Fax: (702) 739-3305

City Las Vegas State Nevada Zip 89119

E-mail Address mtmullin@nevadahand.org

APPLICANT Nevada H.A.N.D. Inc. Contact Jacque Haas

Address 295 F Warm Springs #101 Phone: (702) 739-3345 Fax: (702) 739-3305

City Las Vegas State Nevada Zip 89119

E-mail Address jhaas@nevadahand.org

REPRESENTATIVE L.R. Nelson Consulting Engineers Contact Mark Bangan

Address 6765 W. Russell Road, Suite 200 Phone: (702) 798-7978 Fax: (702) 451-2296

City Las Vegas State Nevada Zip 89118

E-mail Address mark.bangan@lneng.com

Property Owner Signature* Michael Mullin

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

Print Name Michael Mullin

Subscribed and sworn before me

This 25th day of JAN., 20 10

[Signature]

FOR DEPARTMENT USE ONLY

Case #	<u>PMP-3 7538</u>
Meeting Date:	<u>N/A ADMIN</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>03/01/10</u>
Received By:	<u>[Signature]</u>

Notary Public in and for said County and State



*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 PARCEL MAP
 Project Address (Location) Southwest corner of Deer Springs Way and Decatur Boulevard
 Project Name Silver Sky @ Deer Springs Proposed Use Assisted Living
 Assessor's Parcel #(s) 125-24-701-049 Ward # 6
 General Plan: existing M proposed M Zoning: existing R-3 proposed R-3
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

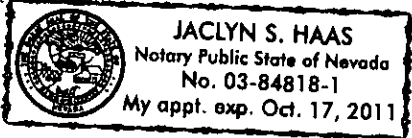
PROPERTY OWNER Nevada H.A.N.D. Inc. Contact Mike Mullin
 Address 295 E Warm Springs Rd, Suite 101 Phone: (702) 739-3345 Fax: (702) 739-3305
 City Las Vegas State Nevada Zip 89119
 E-mail Address mtmullin@nevadahand.org

APPLICANT Nevada H.A.N.D. Inc. Contact Jacque Haas
 Address 295 E Warm Springs #101 Phone: (702) 739-3345 Fax: (702) 739-3305
 City Las Vegas State Nevada Zip 89119
 E-mail Address jhaas@nevadahand.org

REPRESENTATIVE L.R. Nelson Consulting Engineers Contact Mark Bangan
 Address 6765 W. Russell Road, Suite 200 Phone: (702) 798-7978 Fax: (702) 451-2296
 City Las Vegas State Nevada Zip 89118
 E-mail Address mark.bangan@lneng.com

Property Owner Signature* *Michael Mullin*
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps
 Print Name Michael Mullin
 Subscribed and sworn before me
 This 25th day of JAN., 2010
Joy S. De

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>PMP-37538</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>300.00\$</u>
Date Received:*	<u>03/01/10</u>
Received By:	<u><i>[Signature]</i></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: PMP-37538 APN: 125-24-701-047

Name of Property Owner: Deer Springs Assisted Living LP

Name of Applicant: Nevada H.A.N.D. Inc.

Name of Representative: L.R. Nelson Consulting Engineers, Inc.

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: N/A

Partner(s): _____

APN: _____

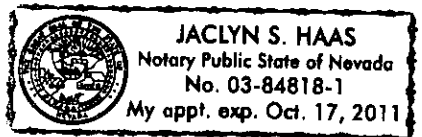
Signature of Property Owner: *Michael Mullin*

Print Name: Michael Mullin

Subscribed and sworn before me

This 25th day of JAN., 2010

J. S. Ows
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: PMP 37538 APN: 125-24-701-049

Name of Property Owner: Nevada H.A.N.D. Inc.

Name of Applicant: Nevada H.A.N.D. Inc.

Name of Representative: L.R. Nelson Consulting Engineers, Inc.

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: N/A

Partner(s): _____

APN: _____

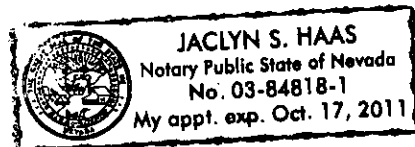
Signature of Property Owner:

Print Name: Michael Mulin

Subscribed and sworn before me

This 25th day of JAN., 2010

Notary Public in and for said County and State



DEER SPRINGS ASSISTED LIVING LIMITED PARTNERSHIP

Business Entity Information			
Status:	Active	File Date:	1/17/2007
Type:	Domestic Limited Partnership	Entity Number:	E0028532007-6
Qualifying State:	NV	List of Officers Due:	1/31/2011
Managed By:		Expiration Date:	12/31/2107
NV Business ID:	NV20071600461	Business License Exp:	

Registered Agent Information			
Name:	MICHAEL MULLIN	Address 1:	295 E. WARM SPRINGS RD.
Address 2:	#101	City:	LAS VEGAS
State:	NV	Zip Code:	89119
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	
General Partner - HAND ENTERPRISES, INC.			
Address 1:	295 E. WARM SPRINGS RD., SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89119	Country:	USA
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Certificate of Limited Partnership		
Document Number:	20070030665-29	# of Pages:	1
File Date:	1/17/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20070055513-18	# of Pages:	1
File Date:	1/26/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080022168-59	# of Pages:	1
File Date:	1/11/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

RECEIVED
MAR 01 2010

NEVADA H.A.N.D., INC.

Business Entity Information			
Status:	Active	File Date:	10/11/1993
Type:	Domestic Non-Profit Corporation	Entity Number:	C12494-1993
Qualifying State:	NV	List of Officers Due:	10/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV19931081318	Business License Exp:	

Registered Agent Information			
Name:	MICHAEL MULLIN	Address 1:	295 E WARM SPRINGS #101
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89123
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
Secretary - STAN HERMAN				
Address 1:	295 E. WARM SPRINGS RD., SUITE 101	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89119	Country:		
Status:	Active	Email:		
Director - ELOIZA MARTINEZ				
Address 1:	295 E. WARM SPRINGS RD., SUITE 101	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89119	Country:		
Status:	Active	Email:		
President - MICHAEL MULLIN				
Address 1:	205 E WARM SPRINGS RD 101	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89123	Country:		
Status:	Active	Email:		
Treasurer - NIKKI WILCOX				
Address 1:	295 E. WARM SPRINGS RD., SUITE 101	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89119	Country:		
Status:	Active	Email:		

RECEIVED
MAR 01 2010

File Date:	10/18/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050483282-44	# of Pages:	1
File Date:	10/14/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060683857-55	# of Pages:	1
File Date:	10/25/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070687421-97	# of Pages:	1
File Date:	10/09/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080685820-09	# of Pages:	1
File Date:	10/17/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090767682-87	# of Pages:	1
File Date:	10/30/2009	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20090792408-91	# of Pages:	5
File Date:	11/12/2009	Effective Date:	
(No notes for this action)			

41

Inst #: 200912300004501
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$7321.05 Ex: #
12/30/2009 03:42:04 PM
Receipt #: 177962
Requestor:
STEWART TITLE OF NEVADA
Recorded By: TAH Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N. #	125-24-701-047
R.P.T.T.	\$ 7,321.05
Escrow No.	1025718-MH
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Deer Springs Assisted Living, L.P.	
295 E. Warm Springs Road #101	
Las Vegas, Nevada 89119	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That NEVADA H.A.N.D., INC, a Nevada non-profit corporation for valuable consideration; the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to DEER SPRINGS ASSISTED LIVING LIMITED PARTNERSHIP, a Nevada limited partnership , 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: December 28, 2009

RECEIVED
MAR 01 2010

EXHIBIT "A"

That portion of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 24, Township 19 South, Range 60 East, and the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 19 South, Range 61 East, M.D.M., described as follows:

Lot One (1) as shown on Amended Silver Sky @ Deer Springs Parcel Map on file in File 117 of Parcel Maps, Page 13, in the Office of the County Recorder, Clark County, Nevada.

NEED STOP #1
COPY



20080926-0003628

Fee: \$19.00 RPTT: \$31,326.75

N/C Fee: \$25.00

09/26/2008 13:10:04

T20080225115

Requestor:

STEWART LAS VEGAS SUNSET

Debbie Conway OSA

Clark County Recorder Pgs: 7

GRANT, BARGAIN, AND SALE DEED

APN: 125-24-701-042
125-24-701-043
125-24-701-044
125-24-701-045

Recording Requested by:

Stewart Title
8363 W. Sunset Rd., Suite 100
Las Vegas, NV 89113

After recording, Mail to:

Nevada H.A.N.D., Inc.
295 E. Warm Springs Rd., Suite 101
Las Vegas, NV 89119

Send Tax Statements to:

Deer Springs Assisted Living Limited Partnership
295 E. Warm Springs Rd., Suite 101
Las Vegas, NV 89119
Attn: Margaret Freman

For valuable consideration, the receipt of which is hereby acknowledged,

THE CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (herein called "Grantor"), hereby grants, bargains and sells to Nevada H.A.N.D., Inc. (herein called "Grantee"), the real property (the "Property") legally described in the document attached hereto, labeled Exhibit "A" and incorporated herein by this reference.

ASSESSOR'S
COPY

1. The Property is conveyed subject to a Disposition and Development Agreement entered into on May 2, 2007, between Grantor and Grantee. The Property is also conveyed subject to all easements, reservations, restrictions, conditions, rights-of-way, and other encumbrances of record, including U.S. Patent No. 27-2004-0042. All terms capitalized herein which are not otherwise defined herein shall have the meaning given to them in the Disposition and Development Agreement.

2. The Grantee hereby covenants and agrees for itself, its successors, its assigns and every successor in interest, that during construction and thereafter, the Grantee, its successors and assignees, shall not use the Property for other than the uses specified in the Disposition and Development Agreement.

3. The Grantee hereby covenants and agrees for itself, its successors, its assigns and every successor in interest, that it will maintain the improvements on the Property and keep the Property free from any accumulation of debris or waste materials and will conform with the development requirements specified in the Disposition and Development Agreement, including the U.S. Patent No. 27-2004-0042. If at any time the Grantee, its successors or assignees or every successor in interest thereafter, shall fail to maintain the Property free of debris or waste materials, then the City may perform the necessary cleanup or maintenance, and the Grantee, or its successors or assignees or every successor thereafter, shall pay costs as a reasonably incurred for such cleanup or maintenance.

4. Except as provided in the Disposition and Development Agreement, the Grantee shall not transfer, convey, assign or lease the whole or any part of the Property or the buildings or improvements thereon without the prior written consent and approval of Grantor. This prohibition shall not be deemed to prevent the granting of easements or permits to facilitate the development of the Property or to prohibit or restrict the leasing of any part or parts of a building or structure in accordance with the Disposition and Development Agreement.

5. Subsequent to the execution of this Deed and prior to the issuance of the Certificate of Completion, and subject to the provision of Section 414 of the Disposition and Development Agreement, the Grantor shall have the right at its option to reenter and repossess the Property hereby conveyed, or any portion thereof, together with all improvements thereon, upon the occurrence of a Developer Event of Default.

Such right to repurchase, reenter and repossess, to the extent provided in this Deed, shall not defeat, render invalid or limit:

- a. Any mortgage, deed of trust, or security instrument specifically permitted by the Disposition and Development Agreement; or
- b. Any rights or interest provided in the Disposition and Development Agreement for the protection of the holder of such mortgage, deed of trust or other security instruments.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized, this 25th day of September, 2008.

GRANTOR:

CITY OF LAS VEGAS

By: 
OSCAR B. GOODMAN, Mayor

ATTEST:


BEVERLY W. BRIDGES, City Clerk

Approved as to form:

Robert S. Sylvain 9-24-08
Date

GRANTEE: NEVADA

Nevada H.A.N.D., Inc.
a Nevada limited partnership

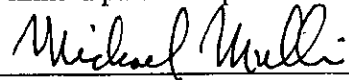

By: Michael Mullin
Its: President

EXHIBIT "A"
TO
GRANT, BARGAIN AND SALE DEED

LEGAL DESCRIPTION

SITUATE WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AND THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PARCELS 1, 2, 3, AND 4 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 115, PAGE 36 OF PARCEL MAPS.

RECORDED & INDEXED
CLARK COUNTY, NEVADA
JAN 15 2014
COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 125-24-701-042, 043, 044 and 045
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|--|--------------|-----------------------------|------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input 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'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other | | |

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

3. Total Value/Sales Price of Property \$ 6,142,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 6,142,500.00
 Real Property Transfer Tax Due \$ ~~31,327.00~~
31,326.75 *WMA*

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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

Signature *Michael Miller* Capacity Grantee
 Nevada H.A.N.D., Inc
 Signature *[Signature]* Capacity Grantor
 City of Las Vegas

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: City of Las Vegas
 Address: 400 E Stewart Ave
 City: Las Vegas
 State: NV Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Nevada H.A.N.D., Inc
 Address: 295 E. Warm Springs Road #101
 City: Las Vegas
 State: NV Zip: 89119

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title of Nevada Escrow #: 605590-MH
 Address: 8363 W. Sunset Road #100
 City: Las Vegas State: NV Zip: 89113

EXHIBIT "A"

That portion of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 24, Township 19 South, Range 60 East, and the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 19 South, Range 61 East, M.D.M., described as follows:

Lot One (1) as shown on Amended Silver Sky @ Deer Springs Parcel Map on file in File 117 of Parcel Maps, Page 13, in the Office of the County Recorder, Clark County, Nevada.

EXHIBIT "A"
COPY

EXHIBIT "A"
TO
GRANT, BARGAIN AND SALE DEED

LEGAL DESCRIPTION

SITUATE WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AND THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PARCELS 1, 2, 3, AND 4 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 115, PAGE 36 OF PARCEL MAPS.

RECORDED
APR 19 1992
CLARK COUNTY

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 Record 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
- SUBB BOUNDARY
- ROAD EASEMENT
- PM/LO BOUNDARY
- NON-PARCEL LOT LINE
- WATCH LINE / LEADER LINE
- ROAD ID NUMBER

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

AVERAGE OA VALUE
55

061 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUB/SEO NUMBER
 02 PLAT RECORDING NUMBER
 00 BLCK NUMBER
 00 LOT NUMBER
 000 GDV. LOT NUMBER

T19S R60E

R59E	R60E	R61E
99	100	101
126	125	124
137	136	139

24

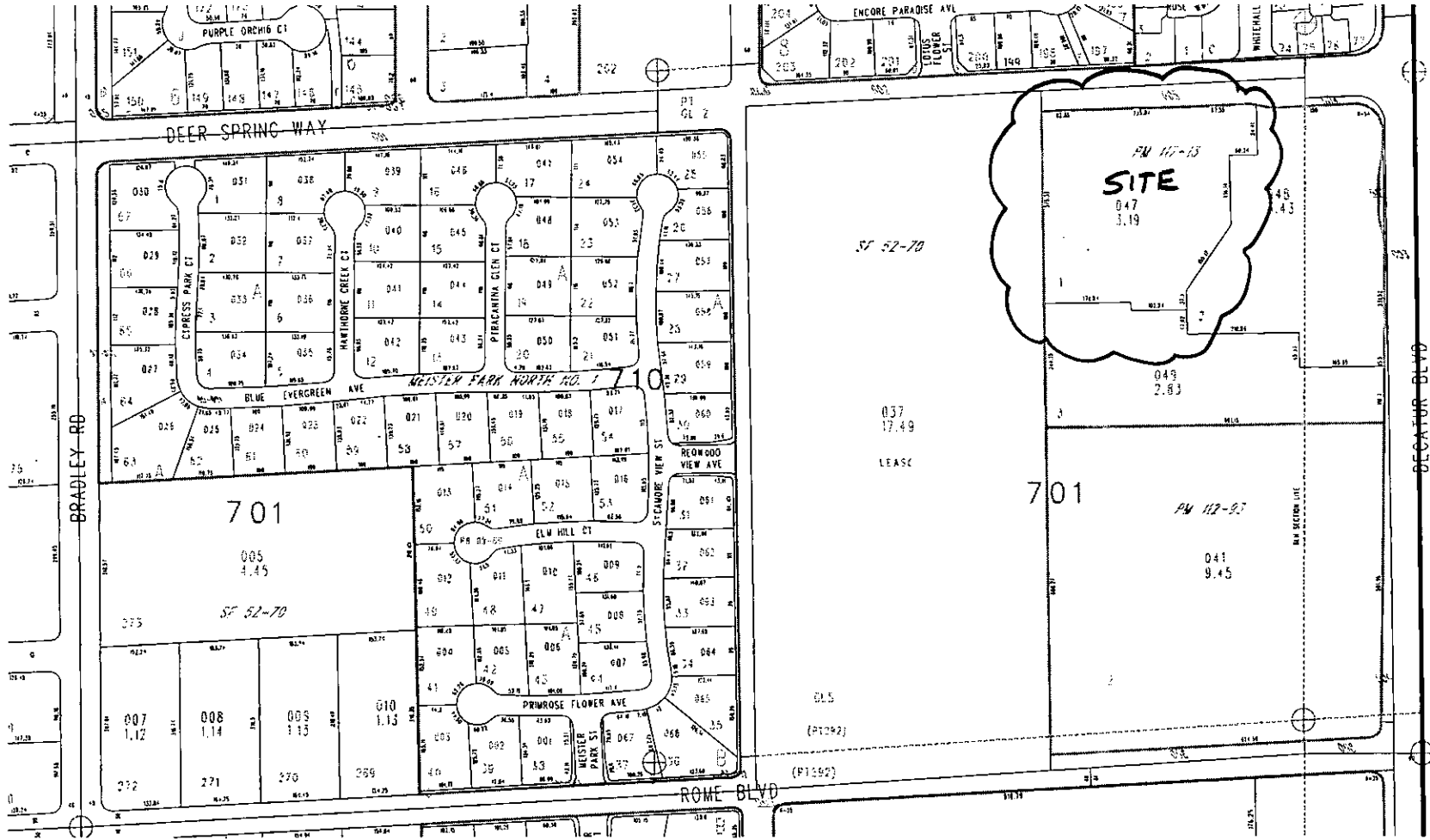
4	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

N 2 SE 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

125-24-7

Scale: 1"=200' Rev: 12/09/09



TAX DIST 200

RECEIVED
 MAR 01 2010

SECOND AMENDED SILVER SKY @ DEER SPRINGS
PARCEL MAP

AMENDING PARCELS 1 AND 3 OF FILE 117, PAGE 13 OF PARCEL MAPS,
SITUATE WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST AND THE
NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

NEVADA H.A.N.D., INC., A NEVADA LIMITED PARTNERSHIP AND DEER SPRINGS ASSISTED LIVING LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LANDS SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND HAVE CAUSED THE LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AND DO HEREBY GRANT TO THE CITY OF LAS VEGAS, THE EASEMENTS, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 2010

BY: MICHAEL MULLIN, PRESIDENT
NEVADA H.A.N.D., INC.

DATED THIS _____ DAY OF _____, 2010

BY: MICHAEL MULLIN, PRESIDENT
DEER SPRINGS ASSISTED LIVING LIMITED PARTNERSHIP

ACKNOWLEDGMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY MICHAEL MULLIN AS PRESIDENT OF NEVADA H.A.N.D., INC., A NEVADA LIMITED PARTNERSHIP.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY MICHAEL MULLIN AS PRESIDENT OF DEER SPRINGS ASSISTED LIVING LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

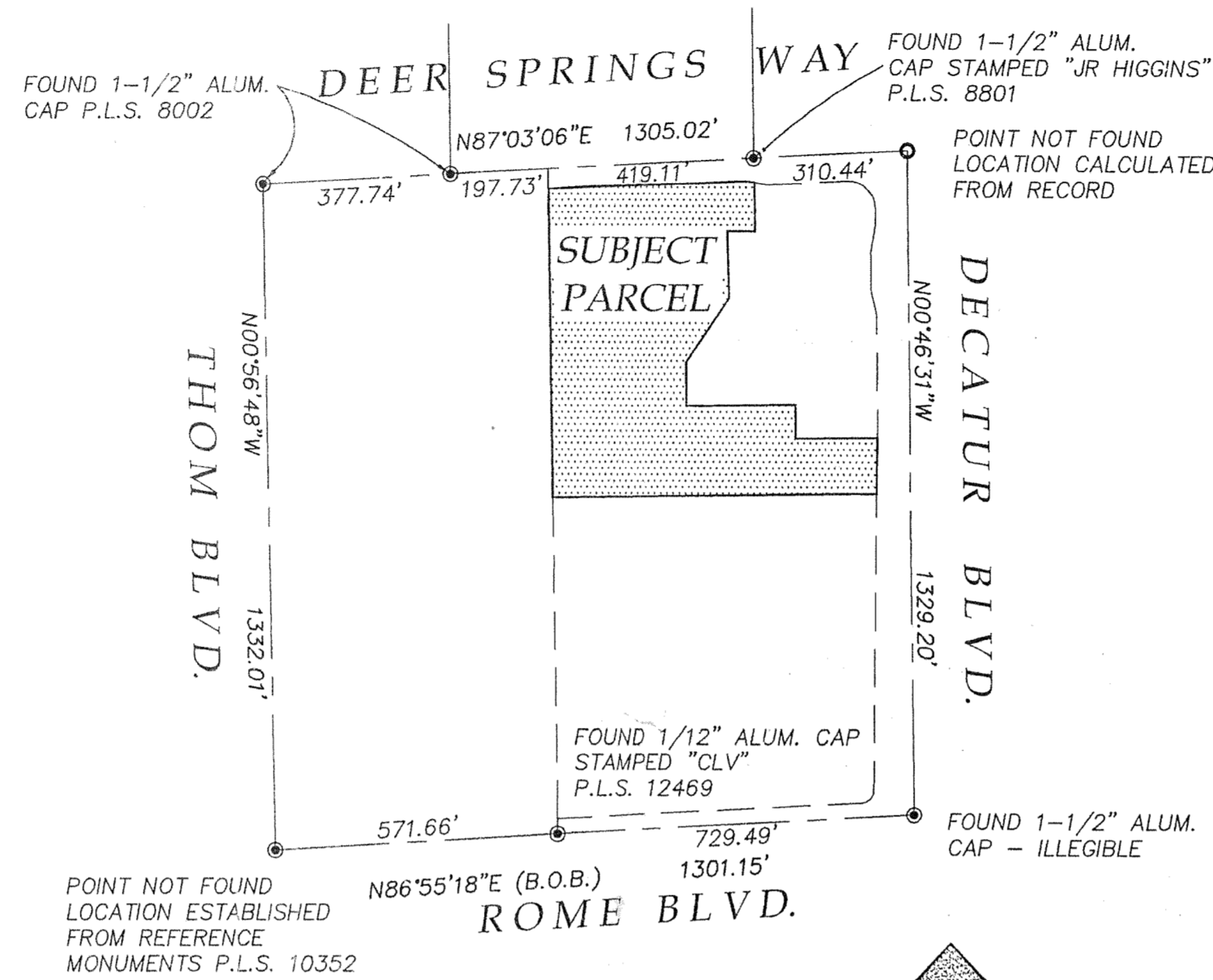
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

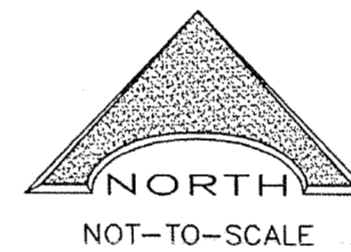
I, BRUCE L. STRATTON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, ACTING AS AGENT FOR L.R. NELSON CONSULTING ENGINEERS, INC. CERTIFY THAT:

- THIS PARCEL MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF NEVADA H.A.N.D., INC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 24, T.19S., R.60E. AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 19, T.19S., R.61E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON MAY 16, 2007.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED BY _____, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

BRUCE L. STRATTON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9615



SURVEY ANALYSIS



AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO RE-ALIGN THE BOUNDARY BETWEEN PARCELS 1 AND 3 OF FILE 117, PAGE 13 OF PARCEL MAPS.

ACCESS NOTE:

ALL LOTS CREATED BY THIS PARCEL MAP SHALL HAVE PERPETUAL, IRREVOCABLE COMMON ACCESS RIGHTS TO ALL DRIVEWAYS SERVICING THIS OVERALL SITE UNLESS INCOMPATIBLE USES CAN BE DEMONSTRATED TO THE SATISFACTION OF THE CITY ENGINEER.

APPROVALS

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE _____ DAY OF _____, 20____.

M. MARGO WHEELER, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

DATE

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS AMENDED PARCEL MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE _____.

ALAN R. RIEKKI
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 12469

DATE

LEGAL DESCRIPTION

SITUATE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PARCELS 1 AND 3 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 117, PAGE 13 OF PARCEL MAPS.

CONTAINING 6.02 ACRES.

BASIS OF BEARINGS

NORTH 86°55'18" EAST BEING THE BEARING OF THE CENTERLINE OF ROME BOULEVARD AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 106, PAGE 81 OF SURVEYS.

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.R.S. 278.5695.

PMP - 37538

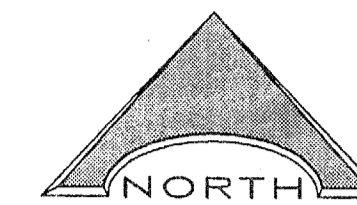
<p align="center">AMENDED PARCEL MAP SILVER SKY @ DEER SPRINGS AMENDING PARCELS 1 AND 3 OF FILE 117, PAGE 13 OF PARCEL MAPS</p>		<p>INSTRUMENT NO. _____ OFFICIAL RECORDS BOOK NO. _____</p>
<p>SITUATE WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AND THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA</p>		<p>FILED AT THE REQUEST OF L.R. NELSON CONSULTING ENGINEERS, INC.</p>
<p>PREPARED BY: L.R. NELSON CONSULTING ENGINEERS -STRUCTURAL 6765 W. Russell Rd., #200 -CIVIL Las Vegas, NV 89118 -SURVEY (702) 798-7978</p>		<p>CHECKED BY: E.L.S. JOB NO: 1527-001-092</p>
<p>SHEET 1 OF 2</p>		<p>DATE _____ AT _____ FILE _____ PAGE _____ OF PARCEL MAPS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER</p>
<p>FEE \$ _____ DEPUTY _____</p>		<p>FILE _____ PAGE RECEIVED _____</p>

AMENDED SILVER SKY @ DEER SPRINGS PARCEL MAP

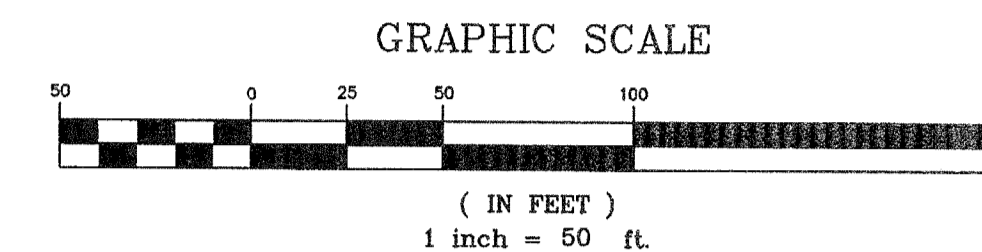
AMENDING PARCELS 1 AND 3 OF FILE 117, PAGE 13 OF PARCEL MAPS
SITUATE WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AND
THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

CUMULATIVE RECORD INDEX REFERENCES

- R1.....RECORD OF SURVEY FILE 76, PAGE 99 OF SURVEYS
- R2.....RECORD OF SURVEY FILE 82, PAGE 81 OF SURVEYS
- R3.....RECORD OF SURVEY FILE 52, PAGE 70 OF SURVEYS
- R4.....RECORD OF SURVEY FILE 106, PAGE 81 OF SURVEYS
- R5.....PARCEL MAP FILE 112, PAGE 93 OF PARCEL MAPS
- R6.....BOOK 115, PAGE 100 OF PLATS



SCALE: 1" = 50'

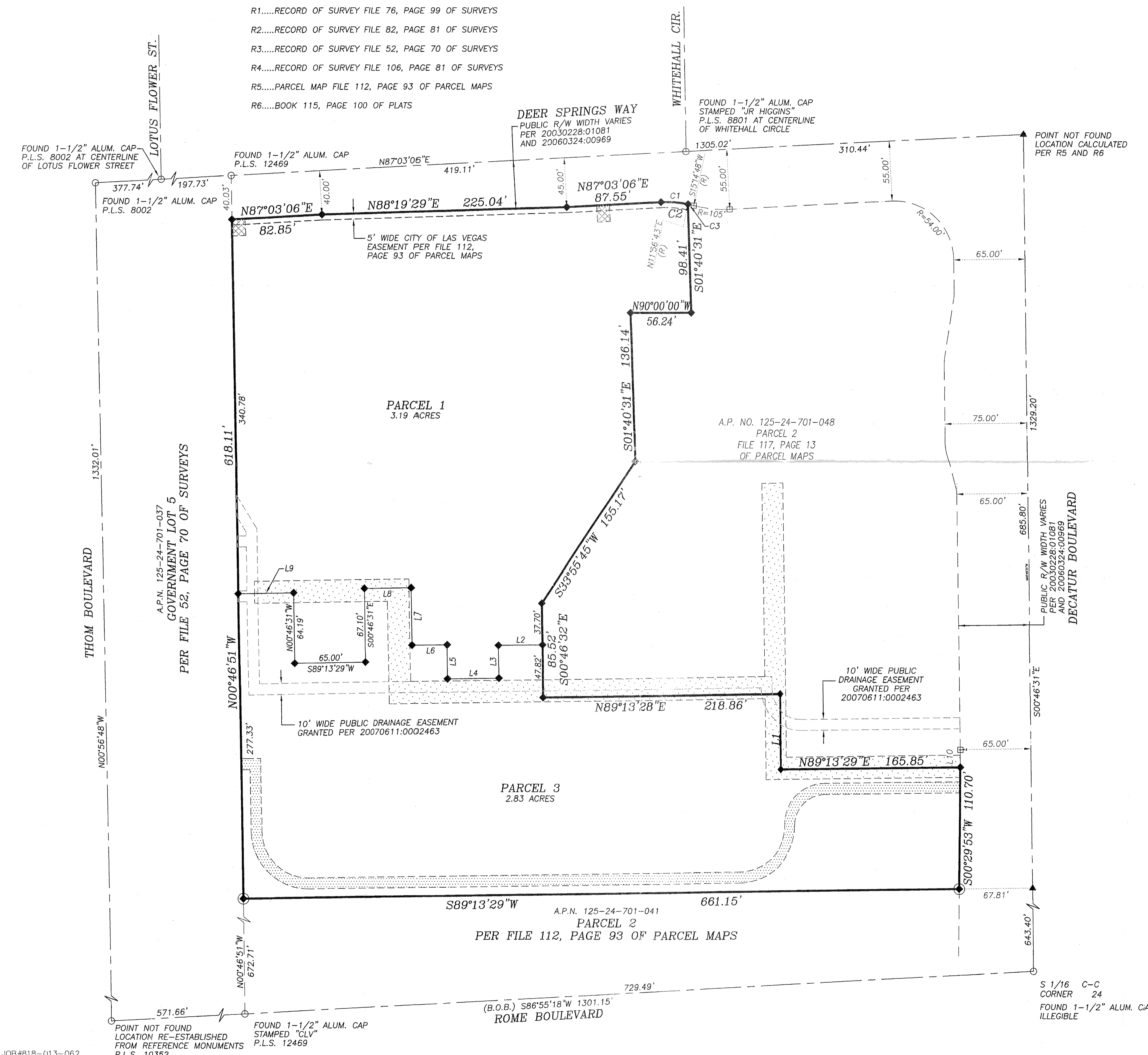


LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- TIE DISTANCE
- 10' WIDE PUBLIC DRAINAGE EASEMENT GRANTED PER FILE 115, PAGE 36 OF PARCEL MAPS (PRIVATELY MAINTAINED)
- 20' WIDE PUBLIC SEWER EASEMENT GRANTED PER FILE 115, PAGE 36 OF PARCEL MAPS
- EASEMENT GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT PER DOC. NO. 20090605:0003418
- C1 CURVE TABLE NUMBER
- L1 COURSE TABLE NUMBER
- R2 CUMULATIVE RECORD REFERENCE
- (R) RADIAL BEARING
- R/W RIGHT OF WAY
- A.P.N. ASSESSOR'S PARCEL NUMBER
- (B.O.B.) BASIS OF BEARINGS
- POINT NOT FOUND OR SET
- FOUND SURVEY MONUMENT AS NOTED
- SET 5/8" DIA. REBAR WITH ALUM. CAP, PLS 9615
- FOUND 5/8" DIA. REBAR WITH ALUM. CAP WITH 4 REF. MONUMENTS, PLS 9615
- FOUND REBAR AND ALUMINUM CAP P.L.S. 12469 - STAMPED "CLV" PER R5

COURSE TABLE		
COURSE	LENGTH	BEARING
L1	68.33'	S00°48'29"E
L2	40.38'	S89°19'38"W
L3	29.89'	S00°46'32"E
L4	47.00'	S89°13'28"W
L5	31.00'	N00°46'32"W
L6	31.00'	S89°13'09"W
L7	52.25'	N00°46'51"W
L8	44.47'	S89°13'16"W
L9	51.03'	S89°13'09"W
L10	15.80'	N00°29'53"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	95.00'	30.17"	15.21"	18°11'42"
C2	95.00'	24.69"	12.42"	14°53'37"
C3	95.00'	5.47"	2.74"	03°18'05"



JOB#818-013-062

POINT NOT FOUND
LOCATION RE-ESTABLISHED
FROM REFERENCE MONUMENTS
P.L.S. 10352

FOUND 1-1/2" ALUM. CAP
STAMPED "CLV"
P.L.S. 12469

(B.O.B.) S86°55'18"W 1301.15'
ROME BOULEVARD

S 1/16 C-C
CORNER 24
FOUND 1-1/2" ALUM. CAP
ILLEGIBLE

PREPARED BY:
LR. NELSON CONSULTING ENGINEERS
• STRUCTURAL 6765 W. Russell Rd., #200
• CIVIL Las Vegas, NV 89118
• SURVEY (702) 798-7978

DRAWN BY: ---
CHECKED BY: B.L.S.
JOB NO. 818-013-062

SHEET 2 OF 2

File _____ Page _____

RECEIVED
MAR 01 2010