



TEMPORARY SIGN PERMIT

TSP-46857

Description of Sign(s): Temporary Sign Permit (TSP)-46857 for two banner, one A frame sign and 10 balloons. The temporary signage will be displayed at 9599 West Charleston Boulevard from September 16, 2012 through March 13, 2013

Applicant: Peccole Ranch 9-B L L C
% acacia capital corp
101 S Ellsworth Ave #300
San Mateo, CA 94401-3957
(650)378-8977 x

Parcel(s): 163-06-521-465

Ward(s): WARD 2 (BOB BEERS)

Type of Signs:

- Pennants
- Balloons
- Streamers
- Searchlights
- Portable
- Other

THIS PERMIT IS APPROVED PURSUANT TO TITLE 19.14.090A OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) THE TEMPORARY SIGN PERMIT SHALL BE VALID FOR **180 DAYS FROM SEPTEMBER 16, 2012 TO MARCH 14, 2013.**
- 2) ALL TEMPORARY SIGNS SHALL BE SET BACK FROM ANY STREET INTERSECTION OR DRIVEWAY OR OTHERWISE LOCATED IN ORDER TO NOT CREATE A SIGHT RESTRICTION.
- 3) ALL TEMPORARY SIGNAGE SHALL BE SO LOCATED AS TO NOT CREATE A NUISANCE TO NEARBY PROPERTIES AS A RESULT OF FACTORS SUCH AS EXCESSIVE ILLUMINATION, GLARE, OR NOISE.
- 4) ALL TEMPORARY SIGNAGE SHALL CONFORM TO THE SUBMITTED SITE PLAN.
- 5) THE APPLICANT SHALL DISPLAY A COPY OF THIS TEMPORARY SIGN PERMIT DURING NORMAL BUSINESS HOURS.
- 6) ALL TEMPORARY IMPROVEMENTS MADE TO THIS SITE AND THE ABUTTING STREETS SHALL BE REMOVED UPON EXPIRATION OF THE PERMIT.
- 7) ALL APPLICABLE CITY CODE REQUIREMENTS SHALL BE SATISFIED.
- 8) THE APPLICANT SHALL BE RESPONSIBLE FOR LEAVING THE SITE FREE OF DEBRIS, LITTER, OR ANY OTHER EVIDENCE OF THE SIGNAGE UPON EXPIRATION OF THE PERMIT.
- 9) NO SIGNS SHALL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.

PLEASE NOTE:

On August 15, 2012, the City Council approved an Ordinance which extends on a temporary basis the display periods for temporary special event signs. Under this Ordinance, temporary special event signs approved between August 16, 2012 and June 30, 2014 may be displayed by the same business license holder on the same lot up to eight times in any one calendar year. The aggregate time of display of such signs shall not exceed one hundred eighty days in any one calendar year.

Unless otherwise extended or modified by ordinance, the display period of temporary special event signs approved on or after July 1, 2014 shall be subject to the applicable calendar-year limitations that would be in effect independent of this Ordinance.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Peccole Ranch 9-B LLC
 Project Address (Location) 9599 W. Charleston Blvd, Las Vegas, NV 89117
 Project Name Palms At Peccole Ranch Proposed Use _____
 Assessor's Parcel #(s) 163-06-521-465 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Peccole Ranch 9-B LLC Contact _____
 Address 101 S. Ellsworth Ave. #300 Phone: ⁽⁶⁵⁰⁾ 372-6475 Fax: _____
 City San Mateo State CA Zip 94401-3957
 E-mail Address _____

APPLICANT Palms At Peccole Ranch Contact Liz Ritchey
 Address 9599 W. Charleston Blvd Phone: ⁽⁷⁰²⁾ 233-0677 Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address ppa mgr@amcllc.net

REPRESENTATIVE AMC, LLC Contact Dana Murrell
 Address 5850 Sky Pointe Drive Phone: ⁽⁷⁰²⁾ 395-1523 Fax: ⁽⁸⁰⁰⁾ 317-5912
 City Las Vegas State NV Zip 89130
 E-mail Address d.murrell@amcllc.net

Property Owner Signature* Dana Murrell, Agent for Owner
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Dana Murrell, Agent for Owner
 Subscribed and sworn before me
 This 30 day of August, 2012
Lori Ann Richardson

FOR DEPARTMENT USE ONLY

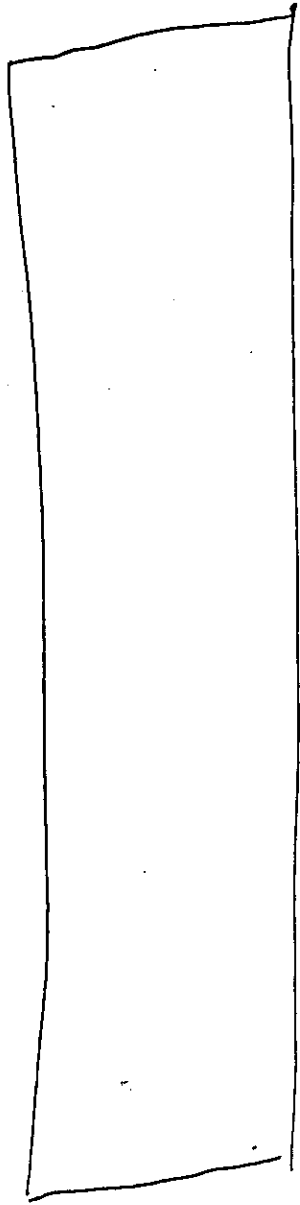
Case #	<u>TSP-46857</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>\$100.00</u>
Date Received:*	<u>9/13/2012</u>
Received By:	<u>M Ray</u>

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 Department of Planning for consistency with applicable sections of the Zoning Ordinance.



8'



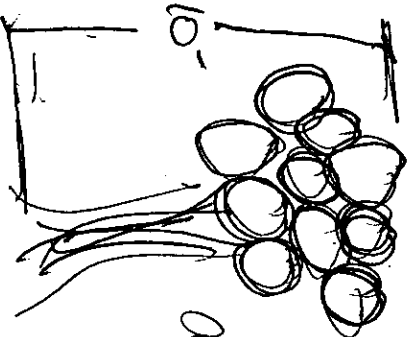
11 Palms at Peccole Ranch 702-233-0677
 1, 2, 3 Bed Room Apartments

APPROVED

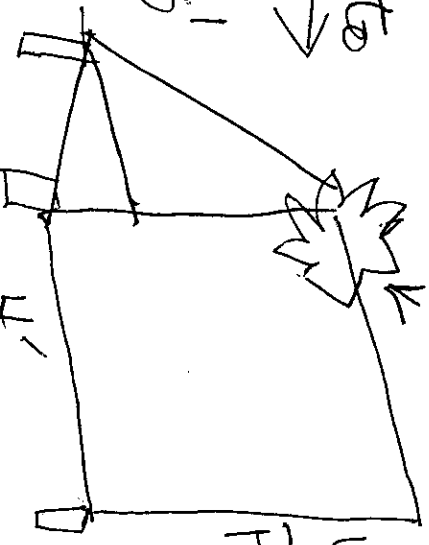
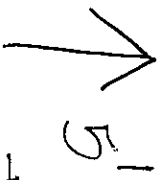
732-46857

4/13/02

CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS



10 each
 balloons
 attached to



Welcome to
 Palms at Peccole Ranch
 1, 2 & 3 Bedroom Apartments
 702-233-0677

Palms at Peccole Ranch Apartments

9599 W Charleston Blvd. - Las Vegas NV 89117

Office Hours: Everyday 9:00am to 6:00pm

Date: 9/13/2012

Attention: Department of Planning, city of Las Vegas, Nevada

Re: Temporary Sign Permit Justification Letter

Proposed dates for temporary signage use:

9/16/2012 through ~~03/15/2013~~ ~~2/28/2013~~

Liz Ritchey
9-13-12

Type of signage:

- 3/13/2013
- 1 wooden - two sided - a-frame
 - Bouquet (10) of inflated, colorful balloons attached to above mentioned wooden a-frame sign
 - 2 colorful banners 4' x 8' at property entrance

Thank you in advance for your cooperation in this matter.

Sincerely,

Liz Ritchey

Liz Ritchey - Palms at Peccole Ranch Apartment Manager

Phone: (702) 233-0677 - Fax: (702) 233-0676 Email:

leasing@palmsatpeccoleranch.com

MANAGEMENT AND LEASING AGREEMENT

THIS AGREEMENT, made as of February 8, 2005, by and between, Peccole Ranch 9-B, LLC, an Arizona Limited Liability Company, having an office at 101 South Ellsworth Avenue, Suite 300, San Mateo, CA 94401 ("Owner") and Apartment Management Consultants, LLC a Utah limited liability company, having an office at 6915 South 900 East, Midvale, UT 84047 ("Manager") ("Manager"), witnesseth that:

WHEREAS, Owner owns that certain property described in Section 1.1 ("Property").

WHEREAS, Owner desires to retain Manager, as agent, to obtain leases for, collect rents from, maintain and manage the Property and Manager desires to accept such duties, responsibilities, obligations and rights as described herein.

NOW, THEREFORE, in consideration of the premises the parties agree as follows:

ARTICLE 1. PROPERTY

1.1 The Property. The Property is the land and building commonly known as Palms at Peccole Ranch located at 9599 West Charleston Boulevard, Las Vegas, NV 89117.

ARTICLE 2. TERM OF AGREEMENT

2.1 Commencement Date, Termination Date & Other. Manager's duties and responsibilities under this Agreement shall begin as the date of sale transaction on/or about February 8, 2005 and shall continue on a month-to-month basis, and/or until termination as provided in this Agreement, including pursuant to Article 13.

ARTICLE 3. MANAGER'S RESPONSIBILITIES

3.1 Management and Leasing. Owner hereby grants to Manager the right, subject to the provisions hereof, to manage, operate, obtain leases for, collect rents from, and maintain the Property for the account of Owner, and Manager hereby accepts said grant and agrees that it will manage, operate, obtain leases for, collect rents from, and maintain the Property in an efficient manner and satisfactory to Owner all pursuant to the terms and conditions of this Agreement. Manager shall act in a fiduciary capacity with respect to the proper protection of, and accounting for, Owner's assets. In this capacity, Manager shall deal at arm's length with

2/14/2005

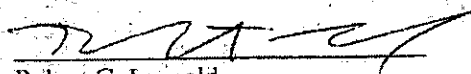
IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date and year first above written.

OWNER:

Peccole Ranch 9-B, LLC, an Arizona limited liability company

By: 9-B Investment L.L.C., a Delaware limited liability company
Its: Member

By: Acacia Property Corporation 9-B, an Arizona corporation
Its: Managing Member


By: Robert G. Leupold
Its: Chief Operating Officer

MANAGER:

Apartment Management Consultants, LLC a Utah limited liability company

By: Greg Wiseman
By: Greg Wiseman
Its: President

ACACIA PROPERTY CORPORATION 9-B**Business Entity Information**

Status:	Default	File Date:	8/17/2004
Type:	Foreign Corporation	Entity Number:	C22119-2004
Qualifying State:	AZ	List of Officers Due:	8/31/2012
Managed By:		Expiration Date:	
NV Business ID:	NV20041566196	Business License Exp:	8/31/2012

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 200,000.00
Par Share Count:	20,000,000.00	Par Share Value:	\$ 0.01

Officers Include Inactive Officers

President - F. WESLEY CLELLAND, III			
Address 1:	201 E WASHINGTON STREET, SUITE 1760	Address 2:	
City:	PHOENIX	State:	AZ
Zip Code:	85004-2428	Country:	
Status:	Active	Email:	
Director - F. WESLEY CLELLAND, III			
Address 1:	201 E WASHINGTON STREET, SUITE 1760	Address 2:	
City:	PHOENIX	State:	AZ
Zip Code:	85004-2428	Country:	
Status:	Active	Email:	

Director - ROBERT E LARSON			
Address 1:	101 S ELLSWORTH AVENUE, SUITE 300	Address 2:	
City:	SAN MATEO	State:	CA
Zip Code:	94401-3911	Country:	
Status:	Active	Email:	
Director - ROBERT G LEUPOLD			
Address 1:	101 S ELLSWORTH AVENUE, SUITE 300	Address 2:	
City:	SAN MATEO	State:	CA
Zip Code:	94401-3911	Country:	
Status:	Active	Email:	
Secretary - ROBERT G LEUPOLD			
Address 1:	101 S ELLSWORTH AVENUE, SUITE 300	Address 2:	
City:	SAN MATEO	State:	CA
Zip Code:	94401-3911	Country:	
Status:	Active	Email:	
Treasurer - ROBERT G LEUPOLD			
Address 1:	101 S ELLSWORTH AVENUE, STE 300	Address 2:	
City:	SAN MATEO	State:	CA
Zip Code:	94401-3911	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Foreign Qualification		
Document Number:	C22119-2004-001	# of Pages:	2
File Date:	8/17/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	C22119-2004-002	# of Pages:	2
File Date:	9/16/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050326422-26	# of Pages:	2
File Date:	7/25/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060392321-18	# of Pages:	1
File Date:	6/20/2006	Effective Date:	

(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070409492-67	# of Pages:	1
File Date:	6/13/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080555607-68	# of Pages:	1
File Date:	8/20/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090472181-74	# of Pages:	2
File Date:	6/9/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100430820-60	# of Pages:	2
File Date:	6/15/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110604709-10	# of Pages:	2
File Date:	8/17/2011	Effective Date:	
(No notes for this action)			

Property Account Inquiry - Summary Screen

[New Search](#)
 [Recorder](#)
 [Treasurer](#)
 [Assessor](#)
 [Clark County Home](#)

Parcel ID	163-06-521-465	Tax Year	2013	District	200	Rate	3.2782
-----------	----------------	----------	------	----------	-----	------	--------

Situs Address:	9599 W CHARLESTON BLVD LAS VEGAS
----------------	----------------------------------

Legal Description:	ASSESSOR DESCRIPTION: PALMS AT PECCOLE RANCH CONDO PLAT BOOK 141 PAGE 81 ALL UNITS ALL BLDGS GEOID: PT N2 NE4 SEC 06 21 60
--------------------	--

Status:	Property Characteristics	Property Values	Property Documents
Active	Tax Cap Increase Pct. 3	Land 1414000	2004101305308 10/13/2004
Taxable	Tax Cap Limit Amount 342499.64	Improvements 8105372	
	Tax Cap Reduction 0.00	Total Assessed Value 9519372	
	Land Use 1-50: APARTMENTS	Net Assessed Value 9519372	
	Cap Type Rental	Exemption Value New Construction 0	
	Supplemental Tax 0.00	New Construction - Supp Value 0	

Role	Name	Address	Since	To
Owner	PECCOLE RANCH 9-B L L C	%ACACIA CAPITAL CORP 101 S ELLSWORTH AVE #300 , SAN MATEO, CA 94401-3957 UNITED STATES	6/1/2009	Current

Summary	
Item	Amount
Taxes as Assessed	\$312,064.05
Less Cap Reduction	\$0.00
Net Taxes	\$312,064.05

PAST AND CURRENT CHARGES DUE TODAY		
Tax Year	Charge Category	Amount Due Today
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 9/6/2012		\$0.00

NEXT INSTALLMENT AMOUNTS		
Tax Year	Charge Category	Installment Amount Due
2013	Property Tax Principal	\$78,016.01
NEXT INSTALLMENT DUE AMOUNT due on 10/1/2012		\$78,016.01

TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR		
Tax Year	Charge Category	Remaining Balance Due
2013	Property Tax Principal	\$234,048.03
2013	Las Vegas Artesian Basin	\$0.00
TAX YEAR TOTAL AMOUNTS DUE as of 9/6/2012		\$234,048.03

PAYMENT HISTORY	
Last Payment Amount	\$78,167.09
Last Payment Date	8/17/2012
Fiscal Tax Year Payments	\$78,167.09
Prior Calendar Year Payments	\$433,081.07
Current Calendar Year Payments	\$161,298.07

PECCOLE RANCH 9-B, LLC**Business Entity Information**

Status:	Active	File Date:	9/24/2004
Type:	Foreign Limited-Liability Company	Entity Number:	LLC22128-2004
Qualifying State:	AZ	List of Officers Due:	9/30/2012
Managed By:	Managers	Expiration Date:	9/24/2504
NV Business ID:	NV20041223965	Business License Exp:	9/30/2012

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Officers Include Inactive Officers

Managing Member - 9-B INVESTMENT L.L.C.			
Address 1:	201 E WASHINGTON ST, SUITE 1760	Address 2:	
City:	PHOENIX	State:	AZ
Zip Code:	85004-2428	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	LLC22128-2004-001	# of Pages:	1
File Date:	9/24/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC22128-2004-003	# of Pages:	1
File Date:	10/1/2004	Effective Date:	

(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC22128-2004-002	# of Pages:	1
File Date:	10/13/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050386274-87	# of Pages:	1
File Date:	8/26/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060499425-21	# of Pages:	1
File Date:	8/3/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070483819-72	# of Pages:	1
File Date:	7/16/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080555603-24	# of Pages:	1
File Date:	8/20/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090543187-49	# of Pages:	1
File Date:	7/13/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100602523-11	# of Pages:	1
File Date:	8/11/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110535030-40	# of Pages:	1
File Date:	7/20/2011	Effective Date:	
(No notes for this action)			

9-B INVESTMENT L.L.C.**Business Entity Information**

Status:	Default	File Date:	8/17/2004
Type:	Foreign Limited-Liability Company	Entity Number:	LLC18635-2004
Qualifying State:	DE	List of Officers Due:	8/31/2012
Managed By:	Managers	Expiration Date:	8/17/2504
NV Business ID:	NV20041188999	Business License Exp:	8/31/2012

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Officers Include Inactive Officers

Manager - ACACIA PROPERTY CORPORATION 9-B			
Address 1:	201 E WASHINGTON ST, SUITE 1760	Address 2:	
City:	PHOENIX	State:	AZ
Zip Code:	85004-2428	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	LLC18635-2004-001	# of Pages:	2
File Date:	8/17/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC18635-2004-002	# of Pages:	2
File Date:	9/15/2004	Effective Date:	

List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050326360-77	# of Pages:	1
File Date:	7/25/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060405179-64	# of Pages:	1
File Date:	6/26/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070409491-56	# of Pages:	1
File Date:	6/13/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080555609-80	# of Pages:	1
File Date:	8/20/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090472179-31	# of Pages:	1
File Date:	6/9/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100430823-93	# of Pages:	1
File Date:	6/15/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110604708-09	# of Pages:	1
File Date:	8/17/2011	Effective Date:	
(No notes for this action)			

Palms at Peccole Manager

From: Dana Murrah [d.murrah@amcllc.net]
Sent: Thursday, September 13, 2012 10:49 AM
To: 'Palms at Peccole Manager'
Subject: RE: Temporary Signage application

The PMA gives AMC authorization to sign on behalf of owner
I am a representative of AMC and have authorization to sign

Dana Murrah | Vice President of Operations – Las Vegas
APARTMENT MANAGEMENT CONSULTANTS, LLC

5850 Sky Pointe Drive #Office | Las Vegas, NV 89130

☎ (702) 395-1523 | ☎ (800) 317-5907

✉ d.murrah@amcllc.net

🌐 www.amcapartments.com

This message is intended only for the use of the individual(s) or entity to which it is addressed and may contain information that is privileged, confidential, and/or proprietary to Apartment Management Consultants and its affiliated companies. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, forwarding or copying of this communication is prohibited without the express permission of the sender. If you have received this communication in error, please notify the sender immediately and delete the original message.

From: Palms at Peccole Manager [<mailto:ppamgr@amcllc.net>]
Sent: Thursday, September 13, 2012 10:35 AM
To: 'Dana Murrah'
Subject: RE: Temporary Signage application

Can Greg sign the paper or is there an agreement authorizing you as a signing agent?

Liz Ritchey
Community Manager
The Palms at Peccole Ranch
9599 West Charleston Blvd
Las Vegas, Nv 89117
702-233-0677
Email: ppamgr@amcllc.net

From: Dana Murrah [<mailto:d.murrah@amcllc.net>]
Sent: Wednesday, September 12, 2012 2:49 PM
To: 'Palms at Peccole Manager'
Subject: RE: Temporary Signage application

Liz-

Attached is page 1 along with the signature pages of the PMA. The PMA gives us the authorization to act on behalf of the owner. Let me know if anything else is needed.

Dana Murrah | Vice President of Operations – Las Vegas

APARTMENT MANAGEMENT CONSULTANTS, LLC

5850 Sky Pointe Drive #Office | Las Vegas, NV 89130

☎ (702) 395-1523 | ☎ (800) 317-5907

✉ d.murrah@amcllc.net

🌐 www.amcapartments.com

This message is intended only for the use of the individual(s) or entity to which it is addressed and may contain information that is privileged, confidential, and/or proprietary to Apartment Management Consultants and its affiliated companies. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, forwarding or copying of this communication is prohibited without the express permission of the sender. If you have received this communication in error, please notify the sender immediately and delete the original message.

From: Palms at Peccole Manager [<mailto:ppamgr@amcllc.net>]
Sent: Tuesday, September 11, 2012 3:11 PM
To: 'Dana Murrah'
Cc: 'Jean Thorn'
Subject: Temporary Signage application

The city is requiring proof that Dana can sign as an agent of the owner. Can I have a copy of the management agreement or something?

*Liz Ritchey
Community Manager
The Palms at Peccole Ranch
9599 West Charleston Blvd
Las Vegas, Nv 89117
702-233-0677
Email: ppamgr@amcllc.net*