

DESIGN PLANS SALE AGREEMENT
Town Center Loop Road East – Phase I
(Centennial Parkway)

This Design Plans Sale Agreement (the "Agreement") entered into this 21ST day of July, 2006 by and among the City of Las Vegas (hereinafter the "City"), a municipal corporation of the State of Nevada, and Shiron Development, LLC, (hereinafter the "Owner"); (hereinafter collectively referred to as the "Parties").

WITNESSETH:

WHEREAS, the City Engineering Division of the Department of Public works (the "Engineer") designed the Town Center Loop Road East – Phase I Improvement Project, (Centennial Parkway) (the "Project"), and pursuant thereto the Engineer did design such Project with plans (the "Plans") that have been provided to and are the property of the City; and

WHEREAS, the Project will traverse and benefit the real property owned by the Owner who is willing to pay the City for the portion of the Plans that traverse or are adjacent to his respective property in the amount of \$187,883.65 so that construction on the Project can be commenced;

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the Parties do agree as follows:

1. The Owner shall pay to the City the respective Amount set forth above, so that the City shall receive the total amount of \$187,888.65 from said Owner as consideration to the City for the sale of the Plans to the Owner.
2. Upon receipt of the amount of \$187,888.65, the City shall deliver the Plans to the Owner, and the Owner shall thereafter own the Plans for all purposes.
3. Following delivery of the Plans, the City shall have no liability as a result of this Agreement, the creation or delivery of the Plans, or any defect in the Plans, and Owner shall defend and hold the City harmless from any assertions of such liability.

This Agreement, following execution by Owner, shall be executed by the City and is effective when so executed on the date first above written.

CITY OF LAS VEGAS



OSCAR B. GOODMAN, Mayor

ATTEST:



BARBARA JO RONEMUS, Clerk

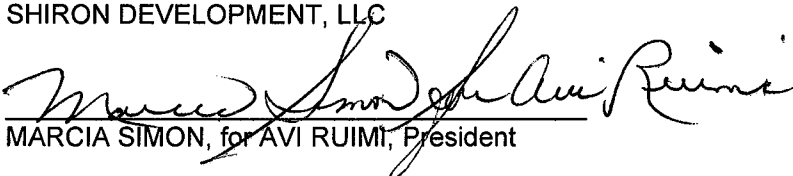
APPROVED AS TO FORM:



THOMAS R. GRUEN
DEPUTY CITY ATTORNEY

6/26/06
Date

SHIRON DEVELOPMENT, LLC



MARCIA SIMON, for AVI RUIMI, President