

ATTACHMENT F
Title Report

Project Name: Las Vegas Wash Neighborhood Park and Trailhead
Project Number: CL-UP-07048

Grantor: Nevada Division of State Lands
Grantee: City of Las Vegas

(See Preliminary Title Report prepared by Chicago Title Attached)

CHICAGO TITLE

3980 Howard Hughes Parkway, #100, Las Vegas, NV 89169

PRELIMINARY REPORT

Order No. 07900604 (3rd Amended)

Escrow Officer: Terry Duwel
National Business Unit
388 Market Street, Suite 1300
San Francisco, CA 94111
Phone Number: (415)291-5151

Title Officer: Mimi Kleiss
3980 Howard Hughes Parkway
Las Vegas, NV 89169
Phone Number: (702) 836-8175

In response to the above referenced application for a policy of title insurance, Chicago Title Agency of Nevada, Inc., a Nevada Corporation, (Chicago Title) hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below, or not excluded from coverage pursuant to the printed schedules, conditions and stipulations of said policy form.

This report (and any supplement or amendments thereto) is issued for the purpose of facilitating the issuance of a policy of title insurance.



Mimi Kleiss - Title Officer

Dated: July 30, 2007 at 7:30 AM

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

Benjamin Schick, a married man as his sole and separate property

The land referred to in this report is described as follows:

See Exhibit B attached hereto and made a part hereof.

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The following are exceptions to Title:

1. State, County and/or City taxes for the fiscal year 2007-2008 a lien in the total amount of \$17,531.55
Parcel No. : 140-229-212-006
First installment of \$4382.88 due on or before August 20, 2007 - Paid
Second installment of \$4382.88 due on or before October 1, 2007 - Not Yet Due
Third installment of \$4382.88 due on or before January 7, 2008 - Not Yet Due
Fourth installment of \$432.88 due on or before March 3, 2008 - Not Yet Due
2. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Clark County Assessor, per Nevada Statute 361.260. (Current - None Are Due)
3. Water rights, claims or title to water, whether or not shown by the public record.
4. Mineral rights, reservations, easements and exclusions in patent from the State of Nevada.
Recorded : February 8, 1929 in Book 13 of Deeds, Pages 543 and 544
Document No. : 30278, Official Records.
5. An Easement affecting a portion of said land for the purpose stated herein, and incidental purposes
In Favor of : Nevada Power Company and Central Telephone Company
For : power and communication lines
Recorded : June 26, 1973 in Book 340
Document No. : 299831, Official Records.
6. Dedications and Easements as indicated or delineated on the Plat of said Parcel Map on file in File 82 of Parcel Maps, Page 32, Official Records.
7. Dedications and Easements as indicated or delineated on the Plat of said Parcel Map on file in File 83 of Parcel Maps, Page 62, Official Records.
8. INTENTIONALLY DELETED
9. The terms, provisions and easements as contained in an instrument, entitled "Easement"
Recorded : December 18, 1998 in Book 981218
Document No. : 00831, Official Records.

Affect: 30' Easement for Ingress and Utility

A portion of the Northwest 4 Section 29, Township 20 South, Range 62 East M.D.M. City of Las Vegas, Nevada, County of Clark, State of Nevada, being more specifically described as follow:

Commencing at the Southeast corner of Lot 1 of Parcel Map File 91, Page 100 being the POINT OF BEGINNING; Thence North 03°12'32" East a distance of 289.27 feet; Thence North 18°42'08" West a distance of 54.97 feet; Thence North 03°11'43" East a distance of 110.01 feet; Thence South 86°47'28" East a distance of 30.00 feet; Thence South 03°11'43" West a distance of 104.20 feet; Thence South 18°42'08" East a distance of 54.97 feet; Thence South 03°12'32" West a distance of 292.32 feet; Thence South 87°57'55" West a distance of 30.13 feet to the POINT OF BEGINNING.

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10. Dedications and Easements as indicated or delineated on the Plat of said Subdivision on file in Book 94 of Plats, Page 42, Official Records.
11. Any rights, interest, or claims which may exist or arise by reason of a Record of Survey
File : 109, of Surveys, Page 9
Recorded : May 4, 2000 in Book 20000504
Document No. : 000901, Official Records.
12. Covenants, Conditions, Restrictions and Easements (but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons) contained in Declaration of Restrictions and Easements.
Recorded : May 26, 2000 in Book 20000526
Document No. : 01098, Official Records.
13. Any rights, interest, or claims which may exist or arise by reason of a Record of Survey
File : 111, of Surveys, Page 75
Recorded : September 28, 2000 in Book 20000928
Document No. : 02526, Official Records.
14. The Title to said land is presumptively subject to the community interest of the spouse, if any, of Benjamin Schick, and any matters that may be disclosed by a search of the records against the name of said spouse.
15. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties, or by an inspection of said land.
16. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
17. INTENTIONALLY DELETED
18. NOTE: If ALTA Extended Owners coverage is to be required, the following items will need to be satisfied prior to the close of escrow:
 - A. Prior to the issuance of an ALTA Owners form policy of title insurance, it shall be required that this company be furnished with an ALTA/ACSM Survey. Upon review of said survey, additional exceptions may be added showing any matters that may be disclosed by said survey.
 - B. An inspection will be required prior to close of escrow. Additional exceptions may be added due to any facts, rights, interests or claims which are not shown by the public records, but which may be ascertained by the inspection of said premises or by making inquiry of persons in possession thereof.

Should the inspection of the real property disclose any work of improvement in progress, Mechanic's Lien Insurance will be deleted from coverage in our policy when issued, unless prior approval to commence work has been obtained from this company.

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19. NOTE: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

4480 E Washington Ave.
Las Vegas, Nevada

Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

Being a portion of Lot One (1) of the Final Map of Azra Center, a Commercial Subdivision as shown by map thereof on File in Book 94 of Plats, Page 42 in the Office of the County Recorder, Clark County Nevada, being more particularly described as follows:

A portion of the Northwest Quarter (NW $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, M.D.M., being more specifically described as follows:

Commencing at the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 29;
Thence North $87^{\circ}57'55''$ East along the South line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 29 a distance of 1,203.64 feet;
Thence North $02^{\circ}02'05''$ West a distance of 50.00 feet to a point on the North right-of-way line of Washington Avenue being the **POINT OF BEGINNING**;
Thence South $87^{\circ}57'55''$ West along said right-of-way line a distance of 614.63 feet;
Thence North $03^{\circ}11'43''$ East a distance of 231.82 feet;
Thence North $86^{\circ}48'17''$ West a distance of 79.96 feet;
Thence North $03^{\circ}11'43''$ East a distance of 213.29 feet;
Thence South $86^{\circ}47'28''$ East a distance of 294.69 feet;
Thence curving to the right to a radial bearing of South $19^{\circ}24'54''$ West, concave to the Southwest, having a radius of 1,425.00 feet, through a central angle of $16^{\circ}12'22''$, an arc length of 403.66 feet;
Thence South $19^{\circ}00'03''$ West a distance of 93.68 feet;
Thence South $02^{\circ}02'05''$ East, a distance of 243.17 feet to a point on the North right-of-way line of Washington Avenue being the **POINT OF BEGINNING**.

Said land being further shown as Lot Three (3) on that Record of Survey as shown by map thereof on file in File 109 of Surveys, Page 9, in the Office of the County Recorder, Clark County, Nevada.

Excepting Therefrom those portions conveyed by deed recorded November 9, 2000 in Book 20001109 as Document No. 00702, re-recorded January 3, 2002 in Book 20020103 as Document No. 01665, also re-recorded April 12, 2002 in Book 20020412 as Document No. 01368 and by deed recorded November 9, 2000 in Book 20001109 as Document No. 00707 and re-recorded April 3, 2002 in Book 20020403 as Document No. 02968, of Official Records, Clark County, Nevada.

Fidelity National Financial Group of Companies' Privacy Statement
July 1, 2001

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability To Correct Errors Or Request Changes Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Fidelity National Financial, Inc.
4050 Calle Real, Suite 220
Santa Barbara, CA 93110

Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

PLEASE RUSH, THANK YOU!!

**Chicago Title
Real Property Inspection**

Inspector : Darin Tellis
Cellular : 581-1686 Fax: 631-6958
Requestor : Mimi Kleiss

Date: August 3, 2007

LV 07900604

Property Address: 4480 East Washington Avenue, Las Vegas

Seller: Curtis Clark etal

Inspection order: 07900604

Buyer:

Need inspection by: asap

Amount: 0.00

Inspection completed:

Signature:

Type of Inspection:

Commercial

Title Officers comments to Inspector:

Stage of Construction

- Existing in lien period
- May exist in lien period
- Not existing in lien period

Building Type

- Vacant
- Single family residence
- Commercial
- Other: _____

Yes No

- Are there any signs of recent improvements?
- Easement per report
- Are there any apparent encroachments?

Inspector's Comments:
