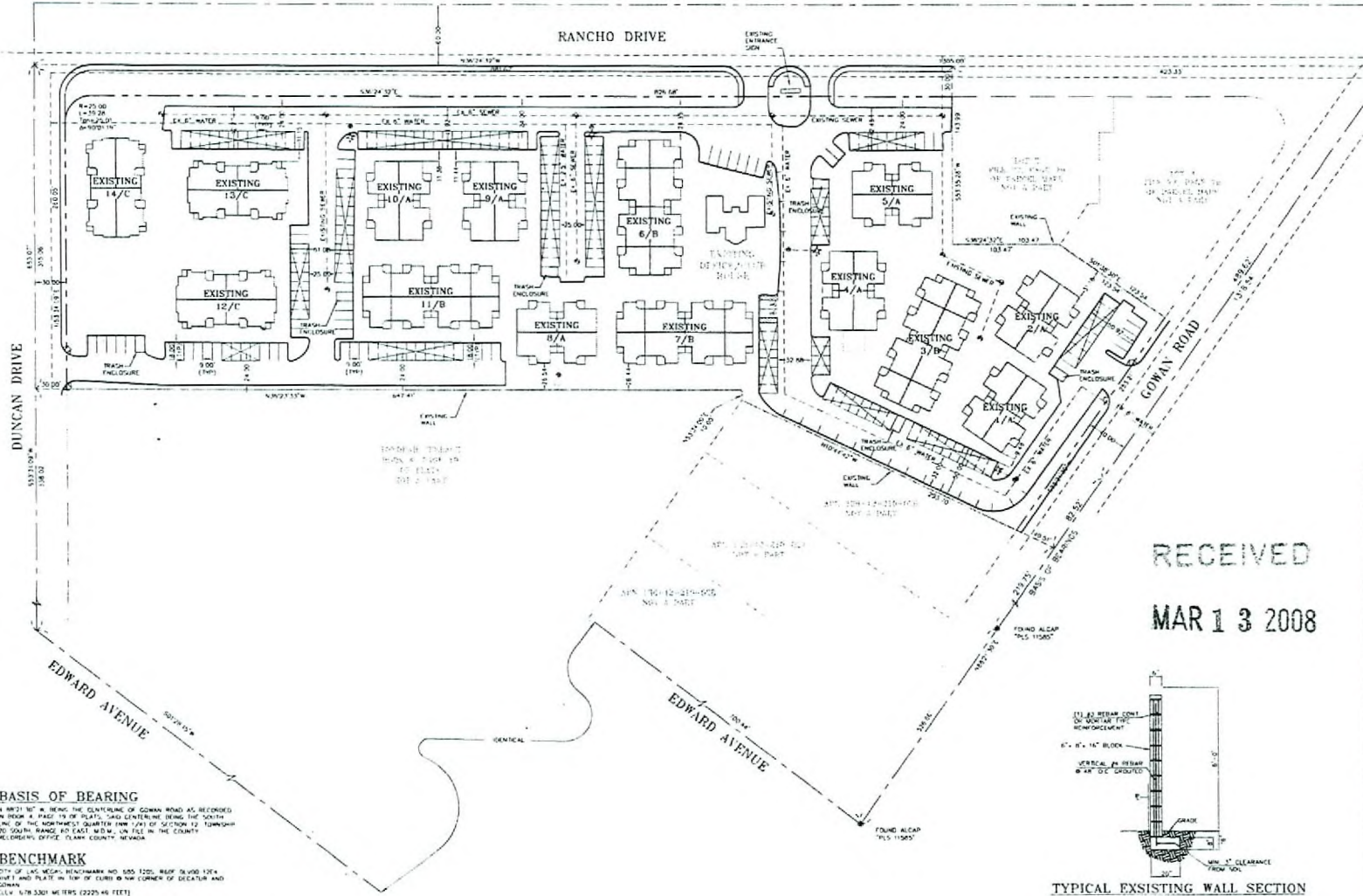


CYPRESS SPRINGS CONDOMINIUMS

APN# 138-12-202-002
CONDOMINIUM SUBDIVISION
LAS VEGAS, NEVADA



LEGEND

- STREET CENTERLINE
- PROPERTY LINE
- LOT LINE
- EX. STAIRING
- EX. CURB
- EX. SEWER
- EX. WATER
- FIRE HYDRANT
- BUILDING NO./TYPE
- EX. COVERED PARKING
- SM
- SINGLE FAMILY RESIDENCE

SITE DATA

ASSESSOR'S PARCEL NUMBER	138-12-202-002
SECTION/TOWNSHIP/RANGE	SEC 12 T 20N R 12E NE 1/4, NE 1/4, NW 1/4, NW 1/4
LAND USE	RESIDENTIAL APARTMENTS
APPROVED ZONING	General Commercial District (C-2)
NUMBER OF BUILDINGS	14
NUMBER OF UNITS	216
TOTAL ACRES	6.71 ACRES
BUILDING HEIGHT	35 MAX
DENSITY	21 UNITS/ACRE

UTILITIES

- WATER SERVICE: LAS VEGAS VALLEY WATER SERVICE
- SEWER SERVICE: CITY OF LAS VEGAS
- ELECTRIC: NEVADA POWER COMPANY
- GAS: NORTHWEST GAS COMPANY
- CABLE: COX COMMUNICATIONS
- TELEPHONE: SPRINT OF NEVADA

BUILDING DATA

TYPE	NO. OF UNITS	CAPACITY
ONE BEDROOM UNITS	110	110
TWO BEDROOM UNITS	106	106
THREE BEDROOM UNITS	20	20
TOTAL UNITS	236	236

EXISTING PARKING

REGULAR SPACED: 216
HANDICAP SPACED: 21

BASED ON 216 UNITS

AREA: 10,000 SQ FT
PER SQUARE FOOT: 1.00

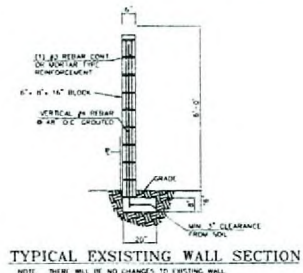
OWNER/DEVELOPER

DEVELOPER: EOT & ASSOCIATES, LLC
1615 WINDY HILL BLVD
LAS VEGAS, NV 89102
TEL: (702) 735-2421

NOTES

- ALL STRUCTURES ARE EXISTING AND SHALL REMAIN AS SHOWN UNLESS OTHERWISE NOTED.
- THESE ARE NOT EXISTING OR PROPOSED STAIRS OR ESCAPE ROUTES.
- THESE ARE NOT EXISTING OR PROPOSED BREAKERS OR DRAINAGE CHANNELS AND EXISTING MOATS.

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BASIS OF BEARING
N 89°21'30" W BEING THE CENTERLINE OF GOWAY ROAD AS RECORDED IN BOOK 4, PAGE 19 OF PLATS, SAID CENTERLINE BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 12 EAST, MERIDIAN 116° 00' 00" IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK NO. 585 1201, BEING 16,000 1/2" X 16 1/2" AND PLATE IN TOP OF CURB @ NW CORNER OF DECATUR AND GOWAY, ELEV. 5,788.5301 METERS (22254.6 FEET).

LEGAL DESCRIPTION
A PARCEL 1 OF CYPRESS SPRINGS, FILE 12, PAGE 29 OF PARCEL MAPS, SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 12 EAST, MERIDIAN 116° 00' 00" IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

EOT-27364
05-07-08 CC

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MAR 13 2008

PREPARED BY: DAVID SAVAGE
 DATE: 12-22-2005
 CHECKED BY: DAVID SAVAGE
 DRAWN BY: DAVID SAVAGE
 PROJECT NO.: 05-07-08
 SCALE: 1"=50'
 SHEET NO.: 1 OF 1
 TOTAL SHEETS: 1
 PROJECT: CYPRESS SPRINGS CONDOMINIUMS
 OWNER: BAUGHMAN & TURNER, INC.
 DESIGNER: EOT & ASSOCIATES, LLC
 1615 WINDY HILL BLVD
 LAS VEGAS, NEVADA 89102
 TEL: (702) 735-2421
 FAX: (702) 735-2422
 WWW.EOT-LLC.COM