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WHEREAS, in 2004, the City of Las Vegas (“City”) had transferred and conveyed certain real property located at 401 S. Fourth St., Las Vegas, Nevada, and commonly known as the Historic Fifth Street School (the “Property”), to the City of Las Vegas Redevelopment Agency (“Agency”); and

WHEREAS, as a result of the completion of the redevelopment of the Property, the Agency desires to convey the Property to the City to manage and operate the Property for its current and intended uses; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE  
CITY OF LAS VEGAS REDEVELOPMENT AGENCY,

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2. The Quitclaim Deed and Assignment and Assumption Agreement (the “Documents”), the forms of which are attached hereto to this Resolution as Exhibits A and B, respectively, are hereby approved with such changes as are not inconsistent with this Resolution and the appropriate officers of the Agency are hereby authorized to execute and deliver the Documents.

3. The officers of the Agency be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

**PASSED, ADOPTED AND APPROVED BY THE GOVERNING BOARD OF THE  
CITY OF LAS VEGAS REDEVELOPMENT AGENCY THIS JULY 18, 2012.**

CITY OF LAS VEGAS REDEVELOPMENT  
AGENCY

By: \_\_\_\_\_  
CAROLYN G. GOODMAN, Chair

ATTEST:

BEVERLY K. BRIDGES, MMC, Secretary

APPROVED AS TO FORM:

V. Ponticello 7/9/12  
Date

**EXHIBIT "A"**

APN#: 139-34-303-001

When Recorded, Return  
and Mail Tax Statements to:

City of Las Vegas  
Economic and Urban Development Department  
495 Main Street, 6<sup>th</sup> Floor  
Las Vegas, Nevada 89101

# FORM OF QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the City of Las Vegas Redevelopment Agency does hereby REMISE, RELEASE and QUITCLAIM to the City of Las Vegas, a municipal corporation of the State of Nevada, the real property in the City of Las Vegas, County of Clark, State of Nevada, described on Exhibit "A" attached hereto, together with any and all singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

By: CAROLYN G. GOODMAN, Chair

Approved as to form:

Teresita L. Ponticello      Date \_\_\_\_\_  
Chief Deputy City Attorney

## ACKNOWLEDGMENT

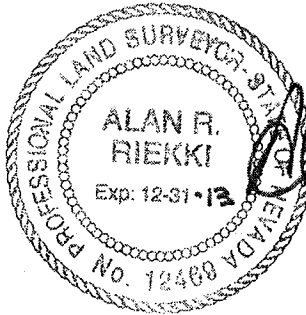
State of Nevada )  
 ) ss.  
County of Clark)

On this \_\_\_\_ day of \_\_\_\_\_, 2012, personally appeared before me, a Notary Public in and for said County and State, Carolyn G. Goodman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

NOTARY PUBLIC in and for said County  
and State

Exhibit "A"



JUNE 20<sup>TH</sup>, 2012  
REVISED  
BY: HJB  
P.R. BY ARR  
(PAGE 1 OF 2)

**FIFTH STREET SCHOOL**

**EXPLANATION:**

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED BETWEEN LAS VEGAS BOULEVARD AND FOURTH STREET, NORTH OF CLARK AVENUE.

**LAND DESCRIPTION**

BEING A PORTION OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLARK AVENUE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH STREET AS SHOWN ON THE PLAT OF "CLARK'S LAS VEGAS TOWNSITE" RECORDED IN BOOK 1 OF PLATS, PAGE 37, CLARK COUNTY, NEVADA OFFICIAL RECORDS; THENCE NORTH 27°54'34" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FOURTH STREET, 440.12 FEET TO A POINT ON THE SOUTHEASTERLY PROLONGATION OF THE CENTERLINE OF LEWIS AVENUE; THENCE SOUTH 62°05'21" EAST, DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FOURTH STREET AND ALONG THE SOUTHEASTERLY PROLONGATION OF THE CENTERLINE OF SAID LEWIS AVENUE, 295.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAS VEGAS BOULEVARD; THENCE DEPARTING SAID SOUTHEASTERLY PROLONGATION AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING CURVES AND COURSES:

- 1) SOUTH 27°54'36" WEST 241.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A 15.00 FOOT RADIUS;
- 2) THENCE SOUTHWESTERLY 2.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°38'02";
- 3) THENCE SOUTH 37°32'38" WEST 55.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A 35.00 FOOT RADIUS;
- 4) THENCE SOUTHWESTERLY 5.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°38'02";

**FIFTH STREET SCHOOL**  
LEGAL DESCRIPTION CONTINUED  
PAGE 2 OF 2

5) THENCE SOUTH 27°54'36" WEST, 135.68 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID CLARK AVENUE;  
THENCE NORTH 62°04'26" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 285.00 FEET TO **THE POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 2.942 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

**TOGETHER WITH THAT "PERMANENT LIMITED USE SURFACE EASEMENT"**, RECORDED ON JUNE 05<sup>TH</sup>, 2001, IN DOCUMENT NUMBER 20010605:01266, SITUATE IN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, BOUNDED ON THE NORTHEAST BY A LINE RUNNING PARALLEL WITH AND 47.00 FEET NORTHEASTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE CENTERLINE OF LEWIS AVENUE; BOUNDED ON THE SOUTHEAST BY THE NORTHWEST LINE OF LAS VEGAS BOULEVARD; BOUNDED ON THE SOUTHWEST BY THE SOUTHEASTERLY PROLONGATION OF THE CENTERLINE OF LEWIS AVENUE AND BOUNDED ON THE NORTHWEST BY THE SOUTHEAST LINE OF FOURTH STREET AS SHOWN ON SAID PLAT OF CLARK'S LAS VEGAS TOWNSITE.

AREA OF SAID STRIP OF LAND CONTAINS 14,100 SQUARE FEET MORE OR LESS.

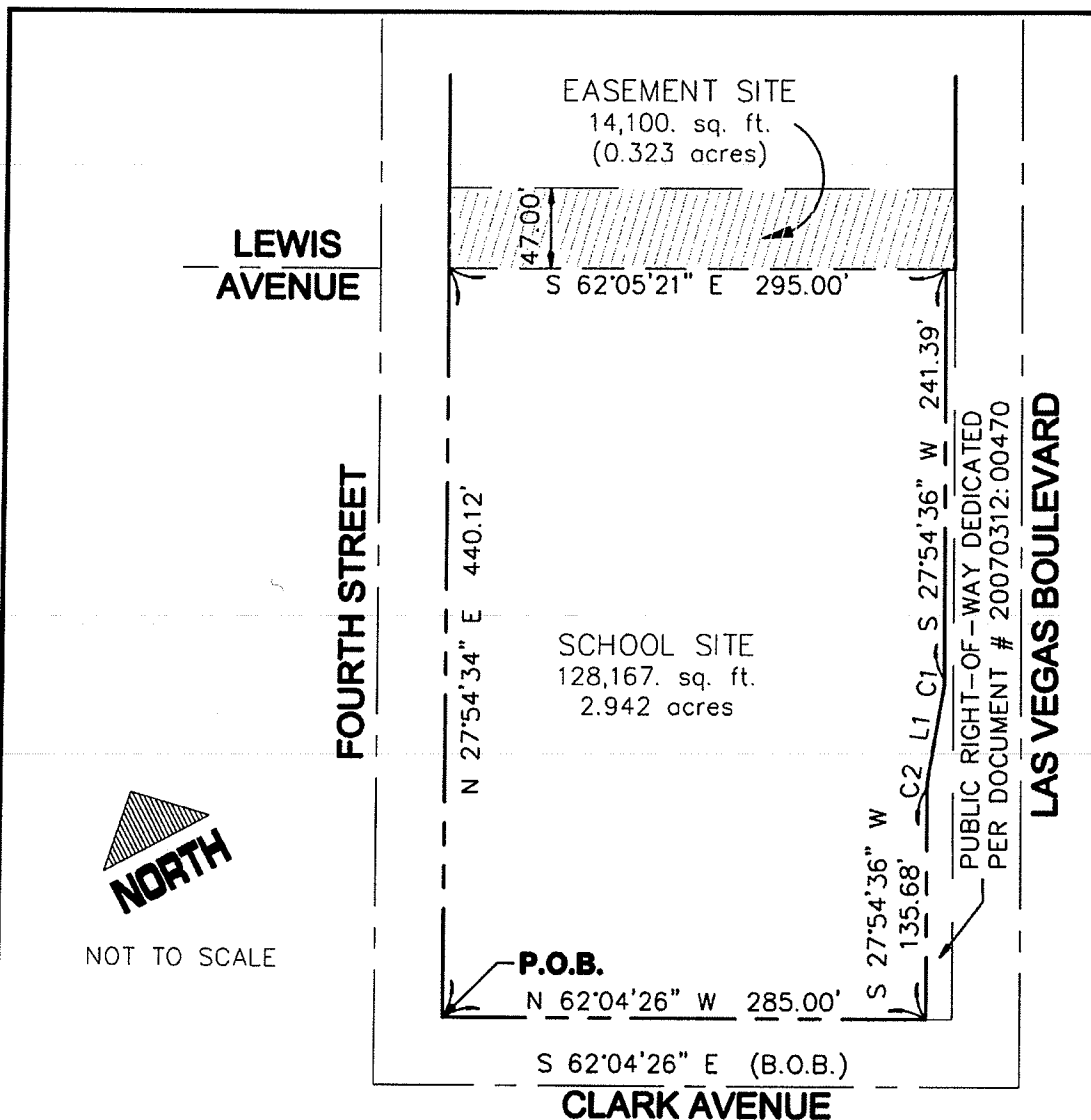
**NOTE:** THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

**BASIS OF BEARINGS:**

SOUTH 62°04'26" EAST, BEING THE BEARING OF THE CENTERLINE OF CLARK AVENUE, AS SHOWN ON THAT RECORD OF SURVEY, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 67 OF SURVEYS, AT PAGE 79.

**END OF DESCRIPTION.**

# Exhibit "B"



SHEET 1 OF 1

| CURVE TABLE |          |        |        |       |
|-------------|----------|--------|--------|-------|
| CURVE       | DELTA    | RADIUS | LENGTH | TANG. |
| C1          | 9°38'02" | 15.00' | 2.52'  | 1.26  |
| C2          | 9°38'02" | 35.00' | 5.89'  | 2.95  |

| COURSE TABLE |             |          |
|--------------|-------------|----------|
| LINE         | BEARING     | DISTANCE |
| L1           | S37°32'38"W | 55.54'   |



EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
A PORTION OF S. 34 T. 20 S., R. 61 E.  
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CITY OF LAS VEGAS - SURVEY  
333 RANCHO DRIVE, LAS VEGAS, NEVADA 89106 (702) 229-6217

DRAWING:1305-1 FIFTH SCHOOL

DRAWN BY: HJB

CHECKED BY: ARR

DATE: 06/18/2012

**Exhibit "B"**  
**Form of**  
**ASSIGNMENT AND ASSUMPTION AGREEMENT**

This Assignment and Assumption Agreement (the "Assignment and Assumption Agreement") is entered into as of July 18, 2012, by and between the City of Las Vegas Redevelopment Agency, a public body in the State of Nevada ("Assignor") and the City of Las Vegas, a municipal corporation within the State of Nevada ("Assignee").

**RECITALS**

WHEREAS, Assignor is a party to the Agreements and Leases described on Exhibit "A", attached hereto and incorporated herein (the "Underlying Agreements");

WHEREAS, Assignor has agreed to assign to Assignee all of its rights, title, interests and obligations under the Underlying Agreements; and

WHEREAS, Assignee has agreed to assume all obligations of Assignor under the Underlying Agreements.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**1. Assignment.** Assignor hereby assigns to Assignee all of Assignor's rights, title, interests and obligations under the Underlying Agreements.

**2. Assumption.** Assignee hereby accepts the foregoing assignment and assumes all of the rights, title, interests and obligations of Assignor under the Underlying Agreements.

**3. Effective Date.** The date on which the assignment and assumption of rights, title, interests and obligations under the Underlying Agreement is effective is July 18, 2012.

**4. Successors.** All future transfers and assignments of the assigned rights, titles, interests and obligations transferred and assigned hereby are subject to the transfer and assignment provisions of the Underlying Agreements. This Assignment and Assumption Agreement shall inure to the benefit of, and be binding upon, the permitted successors and assigns of the parties hereto.

**5. Counterparts.** This Assignment and Assumption Agreement may be executed in counterparts, each of which shall be an original, but all of which together constitute one and the same instrument.

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IN WITNESS WHEREOF, Assignor and Assignee, by their duly authorized officials, hereby execute and deliver this Assignment and Assumption Agreement, effective as of the date set forth in Section 3 above.

CITY OF LAS VEGAS REDEVELOPMENT  
AGENCY

By: \_\_\_\_\_  
CAROLYN G. GOODMAN, Chair

ATTEST:

\_\_\_\_\_  
BEVERLY K. BRIDGES, MMC, Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Date

CITY OF LAS VEGAS

By: \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

ATTEST:

\_\_\_\_\_  
BEVERLY K. BRIDGES, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Date

## **EXHIBIT "A"**

- a. Lease Agreement with Nevada School of the Arts, dated May 16, 2007 and all amendments;
- b. Interlocal Agreement with UNLV for College of Urban Affairs, dated June 28, 2012;
- c. Lease Agreement with American Institute of Architecture dated May 16, 2007 and all amendments; and
- d. Interlocal Contract for the Lease of Property University of Nevada Las Vegas, (School of Architecture as a part of the) College of Fine Arts – May 16, 2007 and all amendments