



009077

April 30, 2001

MAYOR  
OSCAR B. GOODMAN

Ms. Shirley B. Parraguirre, County Clerk  
County of Clark  
200 South Third Street  
Las Vegas, Nevada 89155

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)

MICHAEL J. McDONALD  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

Re: **City of Las Vegas Annexation (A-0032-2001(A))**

CITY MANAGER  
VIRGINIA VALENTINE

**El Capitan-Ackerman L.L.C.**  
3033 Waterside Circle  
Las Vegas, NV 89117-2277  
Parcel #: 125-08-805-001

**William L. Manarina**  
41991 Banbury Court  
Northville, MI 48167-2352  
Parcel #: 125-08-805-002

**Ovid A. & Edna E. Moore**  
PO Box 26627  
Las Vegas, NV 89126-0627  
Parcel #: 125-08-805-003  
125-08-805-007

**Roadrunner Properties L.L.C.**  
3320 N. Buffalo Drive #204  
Las Vegas, NV 89129  
Parcel #: 125-08-805-005

Dear Ms. Parraguirre:

Please be advised that a Petition of Annexation has been submitted for approximately 13.61 acres generally located on the northeast corner of Grand Teton Drive and El Capitan Way.

A copy of the Petition of Annexation is attached for your further detailed information. This Petition will be considered by the Planning Commission on May 24, 2001, and will subsequently be heard by the City Council.

Sincerely,

**Barbara Jo Ronemus**  
City Clerk

/epc  
attachments

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TDD 702.386.9108  
www.ci.las-vegas.nv.us



**MEMORANDUM**

**City of Las Vegas  
Planning & Development Department  
Comprehensive Planning**

**To:** City Clerk

**From:** Sean Robertson  
229-6886

**RE:** Annexation Petition #A-0032-2001 (A)

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**Assessor's Parcel #(s):** 125-08-805-001, 002, 003, 005, and 007.

**Total Acreage:** 13.61

**General Location:** Northeast corner of Grand Teton Drive and El Capitan Way

**Planning Commission:** 05/24/01

If you need any other information, please do not hesitate to call me.

Thank you.

*Sean Robertson*  
SEAN ROBERTSON  
229-6886

PLANNING & DEVELOPMENT



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION

Project Address (Location) GRAND TETON DRIVE & EL CAPITAN WAY

Project Name Unknown at this time. Proposed Use SINGLE FAMILY RESIDENTIAL.

Assessor's Parcel #(s) 125-08-805-001 Ward # \_\_\_\_\_

General Plan: existing PCD proposed N/A Zoning: existing N/A proposed N/A

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 25.83 4.41Y Lots/Units N/A Density N/A

Additional Information \_\_\_\_\_

<b>PROPERTY OWNER</b> <u>EL CAPITAN-ACKERMAN L.L.C.</u>	<b>Contact</b> <u>K. CRAGSON</u>
<b>Address</b> <u>3033 WATERSIDE CIRCLE</u>	<b>Phone:</b> _____ <b>Fax:</b> _____
<b>City</b> <u>LAS VEGAS</u>	<b>State</b> <u>NEVADA</u> <b>Zip</b> <u>89117-2277</u>

<b>APPLICANT</b> <u>SPRING MOUNTAIN RANCH L.L.C.</u>	<b>Contact</b> <u>FRANK KSIAZEK</u>
<b>Address</b> <u>9102 HORSE DRIVE</u>	<b>Phone:</b> <u>878-1213</u> <b>Fax:</b> _____
<b>City</b> <u>LAS VEGAS</u>	<b>State</b> <u>NEVADA</u> <b>Zip</b> <u>89131</u>

<b>REPRESENTATIVE</b> <u>VIN-NEVADA</u>	<b>Contact</b> <u>JEFFREY R. ARMSTRONG</u>
<b>Address</b> <u>2727 S. RAINBOW BOULEVARD</u>	<b>Phone:</b> <u>873-7550</u> <b>Fax:</b> <u>362-2597</u>
<b>City</b> <u>LAS VEGAS</u>	<b>State</b> <u>NEVADA</u> <b>Zip</b> <u>89146</u>

### FOR DEPARTMENT USE ONLY

Property Owner Signature *Kenneth P. Cragson*

Print Name KENNETH P. CRAGSON MGR PART

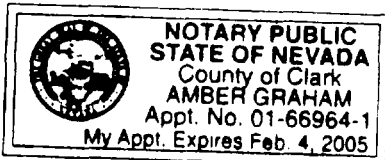
Subscribed and sworn before me

This 1<sup>st</sup> day of March, 2001

*Amber Graham*

Notary Public in and for said County and State

Case #	<u>A-32 2001(A)</u>
Meeting Date:	<u>24 MAY 2001</u>
Signs Required:	
Map #	<u>4 E E</u>
Total Fee:	<u>4.00</u>
Receipt #	<u>1.00</u>
Date Accepted:	<u>24 MAY 2001</u>
Accepted By:	<u><i>[Signature]</i></u>



1/0



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION

Project Address (Location) GRAND TETON DRIVE & EL CAPITAN WAY

Project Name Unknown at this time. Proposed Use SINGLE FAMILY RESIDENTIAL

Assessor's Parcel #(s) 125-08-805-002 Ward #

General Plan: existing PCD proposed N/A Zoning: existing N/A proposed N/A

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres ~~25.83~~ 2.38 Lots/Units N/A Density N/A

Additional Information

*[Handwritten signature]*  
 125-08-805-002

**PROPERTY OWNER** WILLIAM L. MANARINA Contact

Address 41991 BANBURY COURT Phone:  Fax:

City NORTHVILLE State MI Zip 48167-2352

**APPLICANT** SPRING MOUNTAIN RANCH L.L.C. Contact FRANK KSIAZEK

Address 9102 HORSE DRIVE Phone: 878-1213 Fax:

City LAS VEGAS State NEVADA Zip 89131

**REPRESENTATIVE** VTN-NEVADA Contact JEFFREY R. ARMSTRONG

Address 2727 S. RAINBOW BOULEVARD Phone: 873-7550 Fax: 362-2597

City LAS VEGAS State NEVADA Zip 89146

**FOR DEPARTMENT USE ONLY**

Property Owner Signature William L. Manarina

Print Name William L. Manarina

Subscribed and sworn before me

This 10<sup>th</sup> day of January, 2001

[Signature]

Notary Public in and for said County and State

[Signature]

BETHANY F. [Signature]

Notary Public, Registered in Nevada  
My Commission Expires July 13, 2004

Case # A-30-2001(A)

Meeting Date: JANUARY 2001

Signs Required:

Map # E 3 E

Total Fee: NONE

Receipt # NONE

Date Accepted: 20 JAN 2001

Accepted By: A. H. KELLY

PLANNING & DEVELOPMENT



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION

Project Address (Location) GRAND TETON DRIVE & EL CAPITAN WAY

Project Name Unknown at this time. Proposed Use SINGLE FAMILY RESIDENTIAL

Assessor's Parcel #(s) 125-08-805-003 & 125-08-805-007 Ward # \_\_\_\_\_

General Plan: existing PCD proposed N/A Zoning: existing N/A proposed N/A

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 25.83 4.17 Lots/Units N/A Density N/A

Additional Information \_\_\_\_\_

*[Handwritten signature]*

PROPERTY OWNER	<u>OVID A. &amp; EDNA E. MOORE</u>	Contact	<u>OVID A. &amp; EDNA E. MOORE TRUSTEES</u>
Address	<u>P.O. BOX 26627</u>	Phone:	_____ Fax: _____
City	<u>LAS VEGAS</u>	State	<u>NEVADA</u> Zip <u>89126-0627</u>

APPLICANT	<u>SPRING MOUNTAIN RANCH L.L.C.</u>	Contact	<u>FRANK KSIAZEK</u>
Address	<u>9102 HORSE DRIVE</u>	Phone:	<u>878-1213</u> Fax: _____
City	<u>LAS VEGAS</u>	State	<u>NEVADA</u> Zip <u>89131</u>

REPRESENTATIVE	<u>VTN-NEVADA</u>	Contact	<u>JEFFREY R. ARMSTRONG</u>
Address	<u>2727 S. RAINBOW BOULEVARD</u>	Phone:	<u>873-7550</u> Fax: <u>362-2597</u>
City	<u>LAS VEGAS</u>	State	<u>NEVADA</u> Zip <u>89146</u>

Property Owner Signature *[Signature]*

Print Name OVID A. MOORE

Subscribed and sworn before me  
This 28<sup>TH</sup> day of November, 20 00

*[Signature]*  
Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

Case #	<u>A-32 200</u>
Meeting Date:	<u>24 NOV 2001</u>
Signs Required:	_____
Map #	<u>4-5-5</u>
Total Fee:	<u>NONE</u>
Receipt #	<u>NONE</u>
Date Accepted:	<u>20 NOV 2001</u>
Accepted By:	<u><i>[Signature]</i></u>

PLANNING & DEVELOPMENT



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION

Project Address (Location) GRAND TETON DRIVE & EL CAPITAN WAY

Project Name Unknown at this time. Proposed Use SINGLE FAMILY RESIDENTIAL

Assessor's Parcel #(s) 125-08-805-005 Ward #

General Plan: existing PCD proposed N/A Zoning: existing N/A proposed N/A

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 25.83 2.58 Lots/Units N/A Density N/A

Additional Information

**PROPERTY OWNER** ROADRUNNER PROPERTIES L.L.C. Contact FOCUS COML GROUP

Address 3320 N. BUFFALO DRIVE # 204 Phone:  Fax:

City LAS VEGAS State NEVADA Zip 89129

**APPLICANT** SPRING MOUNTAIN RANCH L.L.C. Contact FRANK KSIAZEK

Address 9102 HORSE DRIVE Phone: 878-1213 Fax:

City LAS VEGAS State NEVADA Zip 89131

**REPRESENTATIVE** VTN-NEVADA Contact JEFFREY R. ARMSTRONG

Address 2727 S. RAINBOW BOULEVARD Phone: 873-7550 Fax: 362-2597

City LAS VEGAS State NEVADA Zip 89146

Property Owner Signature *Darrin D. Badger*

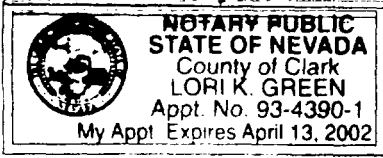
Print Name Darrin D. Badger

Subscribed and sworn before me

This 29<sup>th</sup> day of February, 20 01

*Chick*

Notary Public in and for said County and State



**FOR DEPARTMENT USE ONLY**

Case # A-32-201(A)

Meeting Date: 24 MAY 2001

Signs Required:

Map # 9 E E

Total Fee: NONE

Receipt # NONE

Date Accepted: 20 APR 2001

Accepted By: *Jim Feeley*

# GRANT, BARGAIN, SALE DEED

RPTT

\$ 97.50

THIS INSTRUMENT WITNESSETH That NORTHWEST CORRIDOR LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

in consideration of \$ 10.00 the receipt of which is hereby acknowledged do hereby Grant, Bargain, Sell and Convey to EL CAPITAN - ACKERMAN LLC

all that real property situate in the \_\_\_\_\_ County of Clark State of Nevada, bounded and described as follows:

**PARCEL T:**

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 19, South, Range 60 East, M.D.M.

Said Land being more particularly described as Parcel One (1) of that certain Certificate of Land Division dated August 7, 1979 and recorded August 15, 1979 as Document # 1061491.

EXCEPTING THEREFROM the interest in and to the North Thirty (30.00) feet and the West Forty (40.00) feet and that certain spindrel area in the Northwest Corner (NW Cor) thereof, as conveyed to the County of Clark by Deed recorded 7-5-1979 as Document # 1039931, of Official Records.

X APN: 125-08-805-001.

SUBJECT TO: 1. Taxes for the fiscal year 19 96 to 97.  
2. Reservations, restrictions and conditions if any, rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness our hand & the 22nd day of November 19 96.

NORTHWEST CORRIDOR LIMITED PARTNERSHIP, A Nevada limited partnership  
BY: NORTHWEST CORRIDOR, INC., A Nevada corporation, its general partner

BY: Peter Silvagni  
PETER SILVAGNI

BY: Kenneth R. Gragson  
KENNETH R. GRAGSON

STATE OF NEVADA }  
County of Clark }  
On November 22, 1996 personally appeared before me, a Notary Public, \_\_\_\_\_

PETER SILVAGNI AND KENNETH R. GRAGSON

Known and proved to me to be the person \_\_\_\_\_ who executed the foregoing instrument and who acknowledged that \_\_\_\_\_ executed the above instrument

WITNESS my hand and official seal

Notary Public in and for said County and State  
L. J. JONES  
Notary Public - Nevada  
Clark County  
My comm. exp. Aug. 3, 1997

INSTRUMENT NO } 96 09 0924 LJJ  
ORDER NO }  
WHEN RECORDED MAIL TO El Capitan - Ackerman LLC  
PRUDENTIAL SOUTHWEST REALTY  
3245 Palm Center Dr. # A Las Vegas, Nv 89103

SPACE BELOW FOR RECORDER'S USE ONLY

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:

STEWART TITLE OF NEVADA  
11-26-96 08:53 1SJ 1  
OFFICIAL RECORDS  
BOOK: 961126 PAGE: 08858  
FEE: 7.00 RPTT: 97.50

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

WILLIAM L. MANARINA  
41991 BARDURY CT  
NORTHVILLE, ME  
48167

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 46  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at the time of sale.

Signature of Declarant or Agent Determining Tax \_\_\_\_\_ Print Name \_\_\_\_\_

William L. Manarina  
& Judith M. Manarina

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise,

release and forever quitclaim to William L. Manarina

the following described real property in the City of Nevada  
County of Clark, State of California:

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 8 Township 19 South, Range 6 East, N. 7, B, & M. Excepting there from the interest in and to the North Thirty (30) feet as conveyed to the County of Clark by Deed recorded July 5 1979, as Document No 1034931

Subject to: conditions, restrictions, reservations rights, rights of way and easements of record

Assessor's parcel No. 125-08 805-002  
480-162-067

Executed on April 4, 1988, at Las Vegas Nevada

Judith M. Manarina  
William L. Manarina  
Judith M. Manarina  
William L. Manarina

STATE OF Nevada  
~~CALIFORNIA~~ }  
COUNTY OF Clark } ss.

On this 4th day of April in the year 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared Judith M. Manarina  
and William L. Manarina

\_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ARE subscribed to the within instrument, and acknowledged to me that they executed it.

WITNESS my hand and official seal.

Maryann Jones  
Notary Public in and for said State.



NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
MARY JEAN JONES  
My Appointment Expires July 14, 1991

(This area for official notarial seal)

MAIL TAX STATEMENTS TO \_\_\_\_\_  
NAME ADDRESS ZIP

CLARK COUNTY, NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF:  
W MANARINA

04-04-88 11:07 VS1 2  
OFFICIAL RECORDS  
BOOK: 880404 INST: 00328  
FEE: 6.00 RPT: EX006

9

WHEN RECORDED, MAIL TO:  
Ovid A. and Edna E. Moore, Trustees  
Post Office Box 26627  
Las Vegas, Nevada 89126

**GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ovid A. Moore and Edna E. Moore (also known as Edna Moore), husband and wife, do hereby GRANT, BARGAIN and SELL to Ovid A. Moore and Edna E. Moore as Trustees, or the successor Trustees, of The Ovid A. Moore and Edna E. Moore Trust under trust agreement dated July 10, 1995, (whose address is: Post Office Box 26627, Las Vegas, Nevada 89126) the real property situate in the County of Clark, State of Nevada, and as more particularly described on Exhibits "A", "B", "C", "D", "E", "F", "G" and "H" attached hereto and made a part hereof by this reference.

TOGETHER with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

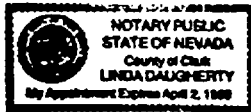
Dated this 10 day of July, 1995.

*Ovid A. Moore*  
\_\_\_\_\_  
Ovid A. Moore

*Edna E. Moore*  
\_\_\_\_\_  
Edna E. Moore  
(also known as Edna Moore)

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF CLARK     )

This instrument was acknowledged before me on July 10, 1995, by Ovid A. Moore and Edna E. Moore.



*Linda Daugherty*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 4-2-98

## EXHIBIT "A"

PARCEL I: (APN 139-31-411-034)

Lot Thirteen (13) in Block One (1) of HYDE PARK SUBDIVISION NO. 1, as shown by map thereof on file in Book 3 of Plats, page 56, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II: (APN 162-31-401-010)

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 31, Township 21 South, Range 61 East, M.D.B.&M.

PARCEL III: (APN 163-11-302-010)

The South half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 11, Township 21 South, Range 60 East, M.D.B.&M.

Said property being also described as Lots Three (3) and Four (4) as shown by map thereof on file in File 72 of Parcel Maps, page 73, in the Office of the County Recorder of Clark County, Nevada.

PARCEL IV: (APN 163-11-302-011)

The North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 11 Township 21 South, Range 60 East, M.D.B.&M.

Said property being also described as Lots One (1) and Two (2) as shown by map thereof on file in File 72 of Parcel Maps, page 73, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: (1) Taxes for the current fiscal year;  
(2) Restrictions, conditions, reservations, rights, rights of way and easements of property.

**EXHIBIT "B"**

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 19 South, Range 60 East, M.D.M.

EXCEPTING THEREFROM the East 30.00 feet; the South 50.00 feet and that certain spandrel area in the Southeast Corner thereof as conveyed to Clark County, Nevada for road and utility purposes.

APN 480-160-065

- SUBJECT TO:
- (1) Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
  - (2) Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

**EXHIBIT "C"**

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 19 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in the North 30.00 feet and the East 30.00 and that certain spandrel area in the Northeast Corner as conveyed to the County of Clark for road and utility purposes.

APN 480-160-064

- SUBJECT TO:
- (1) Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
  - (2) Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

**EXHIBIT "D"**

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 6, Township 23 South, Range 61, East, M.D.M., Clark County, Nevada.

APN 191-06-601-003

**SUBJECT TO:** Taxes for the fiscal year 1994/1995, Restrictions, Reservations, Conditions, Rights, Rights of Way and Easements now of Record.

**EXHIBIT "E"**

THE WESTERLY 100 FEET OF THE EASTERLY 140 FEET OF THE SOUTH HALF (S 1/2) OF GOVERNMENT LOT NINE (9), SECTION 11, TOWNSHIP 21 SOUTH, RANCH 60 EAST, M.D.M.

EXCEPTING THEREFROM THE NORTHERLY 100 FEET THEREOF.

FURTHER EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTHERLY THIRTY (30) FEET THEREOF AS CONVEYED TO THE COUNTY OF CLARK, STATE OF NEVADA FOR ROADS, UTILITIES AND OTHER PUBLIC PURPOSES BY DEED RECORDED OCTOBER 27, 1972 AS DOCUMENT NO. 233533 AND THAT SPANDREL AREA AS CONVEYED TO CLARK COUNTY BY DEED RECORDED NOVEMBER 12, 1985 IN BOOK 2215 AS DOCUMENT NO. 2174454, OFFICIAL RECORDS.

ALSO DELINEATED AS LOT FOUR (4) OF THAT RECORD OF SURVEY RECORDS, MARCH 22, 1973 AS FILE 24, PAGE 81 OF SURVEYS, DOCUMENT NO. 270777, OFFICIAL RECORDS.

APN 163-11-103-009

**EXHIBIT "F"**

LOT ONE (1) IN BLOCK SIXTEEN (16) OF WESTLEIGH TRACT NO. 4, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 91, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM A TRIANGULAR PARCEL OF LAND BOUNDED AS FOLLOWS: ON THE SOUTH BY THE SOUTH LINE OF LOT ONE (1), BLOCK SIXTEEN (16) OF SAID WESTLEIGH TRACT 4; ON THE WEST BY THE WEST LINE OF SAID LOT ONE (1); AND ON THE NORTHEAST BY THE ARC OF A CIRCLE, HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, AND BEING TANGENT TO THE SOUTH LINE OF SAID LOT ONE (1) AND TO THE WEST LINE OF SAID LOT ONE (1).

- SUBJECT TO:
- (1) A PORTION OF THE GENERAL AND SPECIAL TAXES FOR FISCAL YEAR 1994-1995.
  - (2) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY, EASEMENTS, AND RESERVATIONS OF RECORD.

APN 162-05-215-106

## EXHIBIT "G"

Lot Sixteen (16) of HYDE PARK SUBDIVISION NO. 1, as shown by map thereof on file in Book 3 of Plats, page 56, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: (1) Taxes for fiscal year 1994-1995.  
(2) Rights, rights of way, reservations, restrictions, conditions and easements now of record.

APN 139-31-411-019

950721.01199

**EXHIBIT "H"**

Lot 14, Block 1, HYDE PARK SUBDIVISION NO. 1, as shown by map thereof on file in Book 3 of Plats, page 56, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No. 139-31-411-018.

ML980140000.WEST-CF.DED

-11-

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
HALE LANE ET AL  
07-21-95 12:17 CPD 9  
OFFICIAL RECORDS  
BOOK: 950721 INST: 01199  
FEE: 15.00 RPTT: EX0006

Escrow Number: 824868 TLL/te

WHEN RECORDED, MAIL TO  
ROADRUNNER PROPERTIES  
3320 N. Buffalo, Ste 204  
Las Vegas, NV 89129

RPTT: \$3,195.75  
APN#: 125-08-805-005

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

**Edward Rondthaler, Jr., as his sole and separate property**

do(es) hereby GRANT, BARGAIN, and SELL to

ROADRUNNER PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY

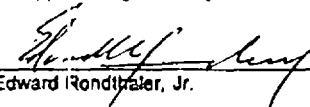
the real property situate in the County of Clark, State of Nevada, described as follows:

See exhibit "A" attached hereto for complete legal description and by reference made a part hereof.

Subject to:

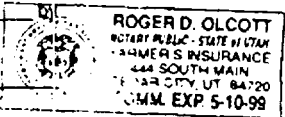
1. All general and special taxes for the fiscal year 1997-1998
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

  
 Edward Rondthaler, Jr. Date 3/9/98

STATE OF ~~NEVADA~~ UTAH  
 COUNTY OF ~~CLARK~~ IRON

This instrument was acknowledged before me on 3/9/98  
 Edward Rondthaler, Jr.

  
 Notary Public  
 (My commission expires: 5/10/99)

ROGER D. OLCOTT  
 NOTARY PUBLIC - STATE OF UTAH  
 FARMERS INSURANCE  
 644 SOUTH MAIN  
 SALT LAKE CITY, UT 84120  
 COMM. EXP. 5-10-99

980515.00571

LV-824868-TLL

DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 60 EAST, M.D.M.

\*\*\*\*\*

KMI

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
FIRST AMERICAN TITLE COMPANY OF

05-15-98 09:35 NEL 2  
OFFICIAL RECORDS

BOOK 980515 INST: 00571

FEE: 8.00 RPTT 338.75

**EXHIBIT "A"**

**EXHIBIT "A"**

W.O. 5069-57-X  
APRIL 17, 2001  
BY: TZ

**EXPLANATION:** THIS LEGAL DESCRIBES PARCELS OF LAND LOCATED EAST OF EL CAPITAN WAY, SOUTH OF ACKERMAN AVENUE, WEST OF VERSI MOUNT ROAD AND NORTH OF GRAND TETON DRIVE FOR ANNEXATION PURPOSES.

**LEGAL DESCRIPTION**

BEING PORTIONS OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8,

TOGETHER WITH THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8,

TOGETHER WITH THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8,

TOGETHER WITH THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8,

TOGETHER WITH THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8.

END OF DESCRIPTION.

G:\5069\LEGAL\ANNEX.DOC