

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

January 14, 1999

Ms. Loretta Bowman, County Clerk
County of Clark
200 South Third Street
Las Vegas, Nevada 89155

Re: **City of Las Vegas Annexation (A-31-98)**
See attached list

Dear Ms. Bowman:

Please be advised that a Petition of Annexation has been submitted for approximately 75.625 acres generally located south of Centennial and west of Durango.

A copy of the Petition of Annexation is attached for your further detailed information. This Petition will be considered by the Planning Commission on January 28, 1999, and will subsequently be heard by the City Council.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara Jo Ronemus", is written over a horizontal line.

Barbara Jo Ronemus
City Clerk

/jw



Annexation A-31-98

Town Center South-South of Rome West of Durango

James Reichert
c/o Veltman Consulting Services
2801 N. Tenaya Way
Las Vegas, NV 89128
Parcel: 125-29-502-001

Randolph L. Wilcott & Suzaine Wilcott
c/o Veltman Consulting Services
2801 N. Tenaya Way
Las Vegas, NV 89128
Parcel: 124-29-502-002

Daniel R. Fultz & Deeanne Fultz
c/o Veltman Consulting Services
2801 N. Tenaya Way
Las Vegas, NV 89128
Parcel: 125-29-502-003

Dana McDaniel
c/o Veltman Consulting Services
2801 N. Tenaya Way
Las Vegas, NV 89128
Parcel: 125-29-502-005

The Morris E. & Gloria Y. Beal Family Trust
c/o Veltman Consulting Services
2801 N. Tenaya Way
Las Vegas, NV 89128
Parcel: 125-29-501-006

Harry Shull
c/o Veltman Consulting Services
2801 N. Tenaya Way
Las Vegas, NV 89128
Parcels: 125-29-501-002, -003, & -004

Annexation A-31-98

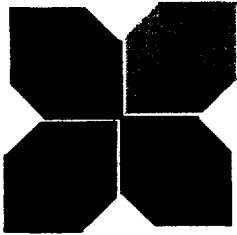
James A. MacKenzie
c/o Veltman Consulting Services
2801 N. Tenaya Way
Las Vegas, NV 89128
Parcel: 125-29-601-002

Northwest Town Center West - North of Rome West of El Capitan

Dale L. Fraser
c/o Veltman Consulting Services
2801 N. Tenaya Way
Las Vegas, NV 89128
Parcel: 125-29-502-009

Rome Blvd to Durango, south to Tropical Pkwy, west to Bonita Vista, north to Bright Angel, west to El Capitan and north to Rome Blvd.

United States Department of the Interior
Bureau of Land Management
4765 Vegas Drive
Las Vegas, NV 89108
Parcels: 125-29-503-009, 125-29-601-001, & 125-29-601-013



VELTMAN CONSULTING SERVICES
LAND PLANNING ○ LANDSCAPE ARCHITECTURE

James A. Veltman AIA, ASLA
Derek H. Johnson ASLA, AICP

Current Planning Department
City of Las Vegas
400 E. Stewart Street
Las Vegas, NV 89101

December 23, 1998

Robert Genzer,

The attached parcels are requesting annexation into the City of Las Vegas. Their owners have selected the attached tracts of land for annexation so they can eventually receive proper utilities and services upon anticipated future development.

We have calculated the adjacent length of common boundary with the City of Las Vegas to be 1,970 L.F. with a perimeter of 15,249 L.F. These parcels amount to 75.625 acres of land.

We hereby submit for your approval.

Sincerely,

James A Veltman, AIA, ASLA



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 12.23.98

APPLICATION/PETITION FOR: ANNEXATION (Type of Action Requested)

Project Address (Location): SOUTH OF CENTENNIAL WEST OF DURANGO
Proposed Use: Assessor's Parcel No(s): SEE ATTACHED
Project Name: ANNEXATION
Existing General Plan Designation: L1 ML+TC Proposed General Plan Designation:
Existing Zoning: RE Proposed Zoning: Ward No.:
Commercial Sq. Ft.: Floor Area Ratio:
Gross Acres: 75.625 Lots/Units: Density:
Additional Information:

APPLICANT INFORMATION:

Property Owner(s): SEE ATTACHED LIST Contact:
Address: Tel: Fax:
City: State: Zip:
Applicant: SEE ATTACHED Contact:
Address: Tel: Fax:
City: State: Zip:
Represented By: VELTMAN CONSULTING SERVICES Contact: JIM VELTMAN
Address: 2801 N. TENAYA SUITE B Tel: 869-2788 Fax: 869-2021
City: LAS VEGAS, NV 89128 State: NV Zip: 89128

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT (SIGN AND PRINT OR TYPE NAME)
PROPERTY OWNER(S):
Print First & Last Name:
Subscribed and sworn before me this ___ day of ___ 19___
Notary Public

FOR DEPARTMENT USE ONLY
Case No.: A-31-98
Meeting Date: 1/28/99
Required Signs:
Map No.:
Total Fee(s): N/A
Receipt No.:
Date Accepted: 12/28/98
Accepted By: [Signature]

January 5, 1999

INTER - OFFICE MEMORANDUM

TO: JoAnne Williams, City Clerks Office	FROM: Kira Wauwie, Planning & Development Department
SUBJECT: A-31-98	COPIES TO:

This request is comprised of the following APN's and acreage:

APN	Acreage
125-29-503-009	5.00
125-29-601-001	30.00
125-29-601-013	13.00
125-29-502-001	2.5
125-29-502-002	5.0
125-29-502-003	1.86
125-29-502-005	2.5
125-29-501-006	1.25
125-29-501-002	0.48
125-29-501-003	0.47
125-29-501-004	0.49
125-29-601-002	5.0
125-29-502-009	5.0

JAN 11 1999
 CITY CLERK'S

The gross acreage, accounting for right-of-way acreage is approximately 75.625 acres.

PLANNING AND DEVELOPMENT DEPARTMENT

ATTACHMENT TO APPLICATION/PETITION FORM

FOR: ANNEXATION TO THE CITY OF LAS VEGAS

Project Address (Location): Town Center South-South of Rome West of Durango

Proposed Uses: As per Town Center Master Plan

Project Name: Town Center South

Existing General Plan Designation: TC

Proposed General Plan Designation: TC

Existing Zoning

Proposed Zoning: TC Ward: 4

Commercial Sq. Ft:

Floor Area Ratio:

Gross Acres: 2.5

Lots/Units: Density

Assessor's Parcel No (s)

1 125 29-502-0012 3

4 5 6



APPLICANT INFORMATION WITH SIGNATURE AND Notary Public

**SIGNATURE OF PROPERTY OWNER (S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)**

PROPERTY OWNER(S)

[Signature]
Signature owner(s)

JAMES REICHERT
Print first and last name(s)

Signature owner(s)

Print first and last name(s)

Subscribed and sworn before me this 8th day of September 1998

Notary Public *[Signature]*



◆ PLEASE ATTACH COPY OF DEED AND LEGAL DESCRIPTION FOR EACH PARCEL

QUITCLAIM DEED

In consideration of \$ 10.00, receipt of which is acknowledged M. S. S. TELECOMMUNICATIONS

do es hereby quitclaim to JAMES REICHERT whose address is:
New Highway, 13 Lincoln Square, Marion, Illinois 62959

County of CLARK the real property in the State of Nevada, described as:

THE NORTH HALF (N 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

SUBJECT TO: TAXES FOR THE FISCAL YEAR 1990-91
RIGHTS OF WAY, RESERVATIONS, RESTRICTIONS, EASEMENTS AND
CONDITIONS OF RECORD.

PARCEL NO.: 500-390-014

Dated March 13, 1990



JOHN L. BARR

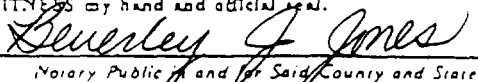
STATE OF NEVADA,
COUNTY OF CLARK } "

On March 13, 1990
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared

JOHN L. BARR

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he
executed the same 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

BEVERLEY J. JONES

Notary Public - State of Nevada

CLARK COUNTY

My Appointment Expires Oct. 7, 1992



ESCROW NO. } _____
ORDER NO. } _____

WHEN RECORDED MAIL TO: M.S.S. TELECOMMUNICATIONS
4061 South Industrial Road
Las Vegas, Nevada 89103

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

J BARR

03-13-90 10:25 DB1 1
BOOK: 900313 INST: 00573

FEE: 5.00 RPTT: 44.00

DEED

CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL



Clark County Nevada

State, County and Special Taxes
for Fiscal Year 1996 - 1997
July 1, 1996 - June 30, 1997

**SEE IMPORTANT TAX INFORMATION ON REVERSE SIDE
PLEASE INDICATE ADDRESS CHANGES ON REVERSE SIDE**

Special Comments	Assessed Valuation	Value
#1 #9586 8/15 R6	Real Estate	26,860
#3 #9821 4-9-97	Buildings & Improvements	0
#4 #9884 5-2-97	Personal Property	0
#4 #9884 8-4-97	Exemption	0
	NET ASSESSED	26,860
	Property Description	
	PT NW4 NE4 SEC 29-19-60	

ACRES 2.50

INSTALLMENT	VALUE
FIRST INSTALLMENT	163.41
SECOND INSTALLMENT	161.00
THIRD INSTALLMENT	161.00
FOURTH INSTALLMENT	161.00

Issued to: REICHERT JAMES
NEW HIGHWAY
13 LINCOLN SQUARE
MARION IL 62939

REAL PROPERTY TAXES FOR PARCEL NUMBER 125-29-502-001-97
L. TED AT: CNTY

(125)

Make remittance payable to:
MARK ASTON
Clark County Treasurer
and Tax Receiver
500 S. Grand Central Pkwy.
P. O. Box 551220
Las Vegas, NV 89155-1220
(702) 455-4323

All payments must be in U.S. dollars.
U.S. bank.
We do not accept two party checks.
Check payment not honored by your
your receipt.
Note: your cancelled check is

Tax Agency	Rate	Tax Amt
LVMFD MANPOWER SUPPLEMENT	.0726	
CLARK COUNTY CAPITAL PROJECTS	.0500	
INDIGENT MEDICAL	1.000	
EMERGENCY 911	.0050	
STATE INDIGENT TRUST	.0150	
CC FLOOD CONTROL	.0000	
CLARK COUNTY FIRE SERVICE	.1735	
CLARK COUNTY LIBRARY DEBT SER	.0567	
CLARK COUNTY FIRE SERVICE DEB	.0127	
STATE OF NEVADA	.1500	
LAS VEGAS ARTESIAN BASIN	.0052	
SCHOOL DIST MAINT & OPER	.7500	
SCHOOL DIST BOND DEBT SERV	.4435	
CLARK COUNTY LIBRARY	.0589	
CLARK COUNTY DEBT	.0780	
CLARK COUNTY	.4355	
Total Tax		2.4066

921.01150

Affix R.P.T.T. EXEMPT 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Randolph L. Wilcott, a married man as his sole and separate property in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Randolph L. Wilcott and Suzanne Wilcott, husband and wife *Community Property with Right of Survivorship.* all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 19 South, Range 60 East M.D.B. and M., Clark County, Nevada

APN 125-29-902-002

- Subject to: 1. Taxes for the current fiscal year, paid current.
- 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 14th day of September, 1998.

Ralph L. Wilcott

 Randolph L. Wilcott
Suzanne S. Wilcott

STATE OF ARIZONA
COUNTY OF MARICOPA

When recorded, mail to:

On this 14th day of September, 1998
 appeared before me, a Notary Public,
Randolph L. Wilcott

Randolph L. Wilcott
1212 N 5TH PL
Phoenix AZ 85018

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Jennifer M. Benoit

 Notary Public

My commission expires: 3/1/01

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

09-21-98 12:56 EPM
 OFFICIAL RECORDS
 BOOK: 98921 PAGE: 01150
 FEE: 7.00 RPT: E1005

City of Las Vegas
Current Planning Division

PLANNING AND DEVELOPMENT DEPARTMENT

**ATTACHMENT TO APPLICATION/PETITION FORM
FOR: ANNEXATION TO THE CITY OF LAS VEGAS**

Project Address (Location): Town Center South-South of Rome West of Durango

Proposed Uses: As per Town Center Master Plan

Project Name: Town Center South

Existing General Plan Designation:

Proposed General Plan Designation: TC

Existing Zoning

Proposed Zoning: TC Ward: 4

Commercial Sq. Ft:

Floor Area Ratio:

Density

Do not write above this line.



Gross Acres:

Lots/Units:

Assessor's Parcel No (s)

1 125-29-502-002 2

3

Additional Information: Property Owner represented by Veltman Consulting Services
2801 N. Tenaya Way, Las Vegas, NV 89128 Contact Jim Veltman
Phone 702-869-2288 Fax 702-869-2021

APPLICANT INFORMATION WITH SIGNATURE AND Notary Public

**SIGNATURE OF PROPERTY OWNER (S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)**

PROPERTY OWNER(S)

[Signature]
Signature owner(s)

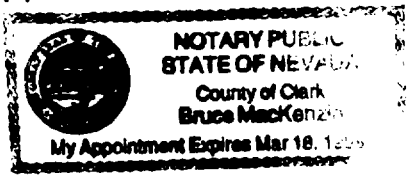
DANIEL R. FULTZ
Print first and last name(s)

[Signature]
Signature owner(s)

DEEANNE FULTZ
Print first and last name(s)

Subscribed and sworn before me this 2 day of SEPT. 1998

Notary Public [Signature]



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARK B. JOLLY, a married man as his sole and separate property

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DANIEL R. FULTZ and DEE ANNE FULTZ, husband and wife,
as joint tenants

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 19 South, Range 60 East, M.D.B. & M.,

EXCEPTING THEREFROM the interest in the South Fifty (50) feet, the East Thirty (30) feet and a spandrel area in the Southeast corner as conveyed to Clark County by Deed recorded January 31, 1983 as Document No. 1540588 of Official Records.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1982-1983, current;
 - (2) Restrictions, reservations, conditions, rights, rights of way and easements now of record.
 - (3) Deed of Trust now of record.

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

Witness my hand this 18th day of January, 1983

STATE OF NEW MEXICO }
COUNTY OF OTERO } SS.

Mark B. Jolly
MARK B. JOLLY

On January 22, 1983
personally appeared before me, a Notary Public, Mark B. Jolly

who acknowledged that he executed the above instrument.

Signature Joan L. Swift
(Notary Public)

MY COMMISSION EXPIRES: August 11, 1986
(Notarial Seal)

ESCROW NO.) 83-01-200 GS
ORDER NO.)
WHEN RECORDED MAIL TO: Mr. and Mrs. Dan Fultz
3800 Thom Blvd., Las Vegas, Nv. 89130

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

NEVADA TITLE CO.
FEB 7 4 27 PM '83

FEE 40 DEPUTY Joan L. Swift
OFFICIAL RECORDS
BOOK INSTRUMENT

PLANNING AND DEVELOPMENT DEPARTMENT

ATTACHMENT TO APPLICATION/PETITION FORM

FOR: ANNEXATION TO THE CITY OF LAS VEGAS

Project Address (Location): Town Center South-South of Rome West of Durango

Proposed Uses: As per Town Center Master Plan

Project Name: Town Center South

Existing General Plan Designation:

Proposed General Plan Designation: TC

Existing Zoning

Proposed Zoning: TC Ward: 4

Commercial Sq. Ft:

Floor Area Ratio:

Density

Do not write above this line.



Gross Acres: 2.5

 Lots/Units:

Assessor's Parcel No (s)

1 125-29-502-005

2

3



APPLICANT INFORMATION WITH SIGNATURE AND Notary Public

**SIGNATURE OF PROPERTY OWNER (S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)**

PROPERTY OWNER(S)

Dana McDaniel
Signature owner(s)

Dana McDaniel
Print first and last name(s)

Signature owner(s)

Print first and last name(s)

Subscribed and sworn before me this 29 day of Sept. 1998

Notary Public *Nina Shaffer*



◆ PLEASE ATTACH COPY OF DEED AND LEGAL DESCRIPTION FOR EACH PARCEL

GRANT, BARGAIN, SALE DEED

97-1554-DM

THIS INDENTURE WITNESSETH: That: JERE VANEK, a married man as his sole and separate
property

in consideration of \$ 1.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

DANA McDANIEL, an unmarried woman

all that real property situate in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows

The South Half (S-1/2) of the West Half (W-1/2) of
the Northeast Quarter (NE-1/4) of the Northwest Quarter
(NW-1/4) of teh Northeast Quarter (NE-1/4) of Section
29, Township 19 South, Range 60 East, M. D. B. & M.

APN: 125-29-502-005

SUBJECT TO: 1. Taxes for the fiscal year
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

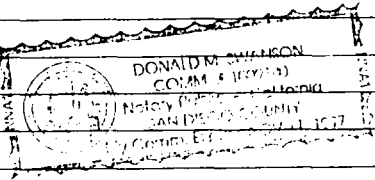
Witness my hand this 17th day of June 1997

JERE VANEK

STATE OF California } ss
County of San Diego

ESCROW NO. _____
WHEN RECORDED MAIL TO: DANA McDANIEL 9817
Echo Hills Drive, Las Vegas, NV 89134

This instrument was acknowledged before me on June 17, 1997
by Jere Vanek



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

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

NATIONAL TITLE COMPANY
07-23-97 REG. REC. BIF
OFFICIAL RECORDS
BOOK: 978723 POST 20595
FFP 7.22 PM 136.50

QUITCLAIM DEED

RPTT exempt 1⁰

THIS INDENTURE WITNESSETH That:
NORTH VISTA PARTNERSHIP

In consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby
remise, release and forever quitclaim to

KYLE PARTNERSHIP

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

THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

APN; 125 29 502 005

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in any wise appertaining.

Witness my hand this 7 day of MAY, 1998.

NORTH VISTA PARTNERSHIP

Dana McDaniel
BY: Dana McDaniel

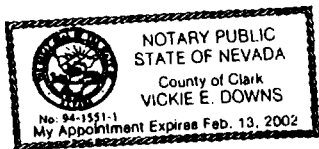
State of NV
County of CLARK

This instrument was acknowledged
on MAY 8 1998
by
AND

Vickie E. Downs
NOTARY PUBLIC IN AND FOR
SAID COUNTY & STATE

THIS INSTRUMENT IS RECORDED
BY NATIONAL TITLE CO. AS AN
ACCOMMODATION ONLY AND
WITHOUT LIABILITY.

WHEN RECORDED MAIL TO:
KYLE PARTNERSHIP
2017 SPRING ROSE
LAS VEGAS, NV 89134



City of Las Vegas
Current Planning Division

PLANNING AND DEVELOPMENT DEPARTMENT

ATTACHMENT TO APPLICATION/PETITION FORM

FOR: ANNEXATION TO THE CITY OF LAS VEGAS

Project Address (Location): Northwest Town Center West – North of Rome – West of El Capitan

Proposed Uses: As per Town Center Master Plan

Project Name: Town Center West

Existing General Plan Designation: TC

Proposed General Plan Designation: TC

Existing Zoning TC

Proposed Zoning: TC Ward: 4

Commercial Sq. Ft: _____

Floor Area Ratio: _____

Gross Acres: 5

Lots/Units: _____ Density _____

Assessor's Parcel No (s)

1 125-29-502-009 2 _____ 3 _____

4 _____ 5 _____ 6 _____

Additional Information: Property Owner represented by Veltman Consulting Services
2801 N. Tenaya Way, Las Vegas, NV 89128 Contact Jim Veltman
Phone 702-869-2288 Fax 702 869-2021

APPLICANT INFORMATION WITH SIGNATURE AND Notary Public

**SIGNATURE OF PROPERTY OWNER (S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)**

PROPERTY OWNER(S)

Dale L. Fraser
Signature owner(s)

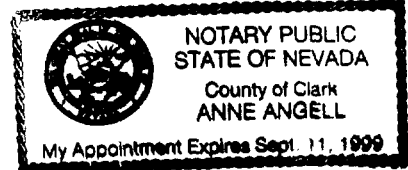
DALE L. FRASER
Print first and last name(s)

Signature owner(s)

Print first and last name(s)

Subscribed and sworn before me this 26 day of AUG 1998

Notary Public *Anne Angell*



PLEASE ATTACH COPY OF DEED AND LEGAL DESCRIPTION FOR EACH PARCEL

Affix I.R.S. \$ 22.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CHRISTINE FRASER
AN UNMARRIED WOMAN

in consideration of \$ 10,000 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DALE L. FRASER, AN UNMARRIED MAN

all that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

- SUBJECT TO:
- (1) TAXES FOR THE FISCAL YEAR 1987-88
 - (2) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, RIGHTS OF WAY AND EASEMENT NOW OF RECORD.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining

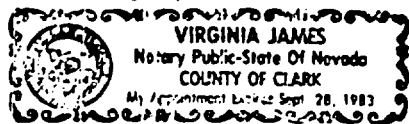
Witness my hand this 21st day of DECEMBER, 1987

Christine Fraser
CHRISTINE FRASER

STATE OF NEVADA }
County of CLARK } ss.
On this 28th day of Dec, 1987,
personally appeared before me, a Notary Public, _____
Christine Fraser

who acknowledged that she executed the above instrument.

Signed Virginia James
Notary Public



Order No. 87-203028 BK

When Recorded, mail to DALE L. FRASER
c/o 4550 W. Oakey #109
Las Vegas, Nevada

CHICAGO TITLE OF LAS VEGAS INC
701 N. BRIDGER
LAS VEGAS, NEVADA 89101
(702) 388-7100

CHICAGO TITLE OF LV

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
01-05-88 08:00 PM 1
BOOK: 000105 INST: 00152
FEE: 5.00 RPTT: 22.00

TOWN CENTER ANNEXATION REQUEST

Thursday, July 30, 1998

Please return this form to
Veltman Consulting Services
2801 N Tenaya Way, Suite B
Las Vegas, NV 89128

As owner or representative of the owner of property in the Northwest portion of Las Vegas and being in the vicinity of the proposed Town Center Master Plan by the City of Las Vegas I am/we are:

- Interested in the potential of annexing our property into the City of Las Vegas to be included in the Town Center.
- Ready and able to annex subject to the proper procedures.
- Would like more information.
- Have enclosed our check. For every 5 acres to begin the process of annexation at the rate of \$50 per acre and include information to begin processing. Current annexations are taking 5 months.
- Would like to wait at this time but keep us informed of your progress.
- Not interested in annexation at this time.

Please check the box that applies to you.

Name of Owner DALE L. FRASER / JIM VELTMAN
 Name of authorized representative _____
 Address 1308 OAKTREE LANE, LAS VEGAS, NV 89108
 Address _____
 City _____
 APN #'s 125-29-502-009
 APN #'s _____
 Signature Dale Fraser
 Position _____

PLANNING AND DEVELOPMENT DEPARTMENT

ATTACHMENT TO APPLICATION/PETITION FORM

FOR: ANNEXATION TO THE CITY OF LAS VEGAS

Project Address (Location): Town Center South-South of Rome West of Durango

Proposed Uses: As per Town Center Master Plan

Project Name: Town Center South

Existing General Plan Designation: TC

Proposed General Plan Designation: TC

Existing Zoning:

Proposed Zoning: TC Ward: 4

Commercial Sq. Ft:

Floor Area Ratio:

Gross Acres: 5

Lots/Units: Density

Assessor's Parcel No (s)

1125-29-601-002 2 3

4 5 6



APPLICANT INFORMATION WITH SIGNATURE AND Notary Public

**SIGNATURE OF PROPERTY OWNER (S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)**

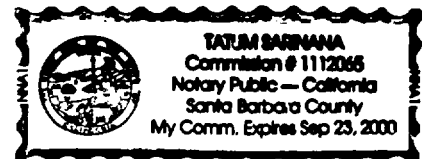
PROPERTY OWNER(S)

James A MacKenzie JAMES A. MACKENZIE
Signature owner(s) Print first and last name(s)

Signature owner(s) Print first and last name(s)

Subscribed and sworn before me this 11 day of September 1998

Notary Public [Signature]



◆ PLEASE ATTACH COPY OF DEED AND LEGAL DESCRIPTION FOR EACH PARCEL

Order No.
Escrow No.
Loan No.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
J MACKENZIE
06-23-98 09:56 DB1 2
BOOK: 980623 INST: 00588
FEE: 8.00 RPPT: EX#006
DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

WHEN RECORDED MAIL TO:

James A Mackenzie
1602 Santa Rosa Ave.
Santa Barbara, Ca 93109

APN#125-29-601-002

MAIL TAX STATEMENTS TO:

Same As Above

SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENTARY TRANSFER TAX \$0.00 (Inter family transfer only).
..... Computed on the consideration or value of property conveyed;
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.
Signature of Declarant or Agent determining Tax - Firm Name

GRANT DEED

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

Jennie Mackenzie

hereby GRANT(S) to

James A Mackenzie, as his sole and separate property.

the real property in the City of _____, State of Nevada described as
County of Clark County
Mount Diablo Meridian, Nevada.
T. 19 S., R. 60 E.,
Sec. 29, W1/2NE1/4SE1/4NE1/4.

Dated April 1, 1998.

Jennie Mackenzie
Jennie Mackenzie

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

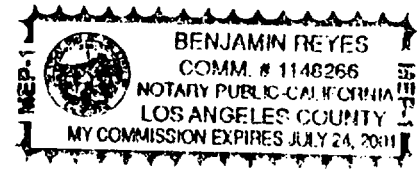
On APRIL 16, 1998 before me,

JENNIE MACKENZIE
personally appeared BENJAMIN REYES, NOTARY PUBLIC

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hor/their authorized capacity(ies), and that by his/hor/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Benjamin Reyes*



(This area for official notarial seal)

PLANNING AND DEVELOPMENT DEPARTMENT

**ATTACHMENT TO APPLICATION/PETITION FORM
FOR: ANNEXATION TO THE CITY OF LAS VEGAS**

Project Address (Location): Town Center South-South of Rome West of Durango

Proposed Uses: As per Town Center Master Plan

Project Name: Town Center South

Existing General Plan Designation: TC

Proposed General Plan Designation: TC

Existing Zoning:

Proposed Zoning: TC Ward: 4

Commercial Sq. Ft:

Floor Area Ratio:

Gross Acres:

Lots/Units: Density

Assessor's Parcel No (s)

1 125-29-508-002 2 125-29-501-003 3 125-29-501-004

4 5 6

Additional Information: Property Owner represented by Veltman Consulting Services
2001 N. Tanaya Way Las Vegas, NV 89129 Contact: Jane Veltman
Phone: 702-650-2288 Fax: 702-650-2021

APPLICANT INFORMATION WITH SIGNATURE AND Notary Public

**SIGNATURE OF PROPERTY OWNER (S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)**

PROPERTY OWNER(S)

[Signature]
Signature owner(s)

HARRY SHULL
Print first and last name(s)

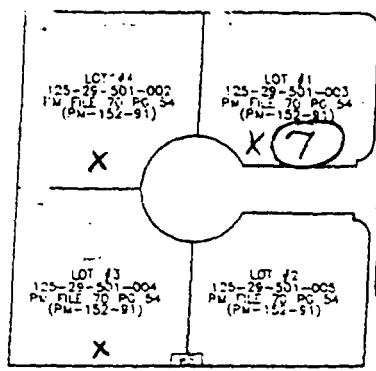
Signature owner(s) _____ Print first and last name(s) _____

Subscribed and sworn before me this 14th day of September 1998

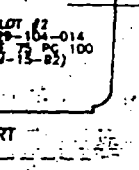
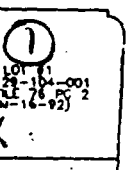
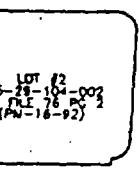
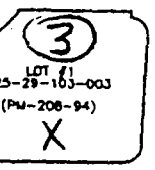
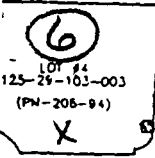
Notary Public Sherry Alice Spina



◆ PLEASE ATTACH COPY OF DEED AND LEGAL DESCRIPTION FOR EACH PARCEL
Page



JULIANO



EL CAPITAN WAY

MODEL HOME
2630 PLAN

E COURT

URT

QUITCLAIM DEED

For a valuable consideration, receipt of which is acknowledged N. RAO YERRAMSETTI, also known as
N. R. YERRAMSETTI and VIJAYA YERRAMSETTI, husband and wife

do hereby quitclaim to CELEBRATE HOMES V, LLC,
a Nevada limited liability company

the real property in the
City of _____ County of CLARK State of Nevada, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY THIS REFERENCE

Witness our hands this 1st day of July 19 97

STATE OF NEVADA }
COUNTY OF CLARK } SS.

N.R. Yerramsetti
N. RAO YERRAMSETTI
Vijaya Yerramsetti
VIJAYA YERRAMSETTI

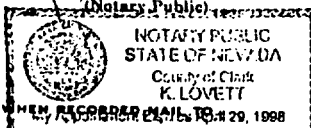
On July 1, 1997
Before me, a Notary Public, personally appeared
N. R. Yerramsetti and
Vijaya Yerramsetti

Title Order No. _____

Escrow or Loan No. accomodation
SPACE BELOW THIS LINE FOR RECORDER'S USE

~~personally appeared~~ proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Signature [Handwritten Signature]

(Notarial Seal)


CELEBRATE HOMES V, LLC
2317 Glassport Circle
Las Vegas, NV. 89030

QUITCLAIM DEED

For a valuable consideration, receipt of which is acknowledged SELWYN A. KIDNEY,
a single man

do^{es} hereby quitclaim to CELEBRATE HOMES V, LLC,
a Nevada limited liability company

the real property in the
City of _____ County of CLARK State of Nevada, described as:

PARCEL A:

That portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 29, Township 19 South, Range 60 East, M.D.M. further described as follows:

Lots One (1) through Four (4), inclusive, as shown by Map on file in Book 89 of Parcel Maps, page 41, in the office of the County Recorder of Clark County, Nevada.

RESERVING THEREFROM a non-exclusive easement for ingress and egress over that portion of the herein described property lying within the private drives as shown on the above referenced Map.

PARCEL B:

A non-exclusive easement for ingress and egress over and across those portions of Lots One (1) through Four (4) lying within the private drives as shown on the above referenced Map.

Witness my hand this 1st day of July, 19 97

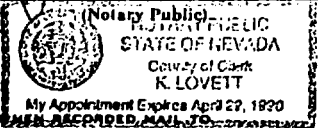
STATE OF NEVADA }
COUNTY OF CLARK } SS.

[Signature]
SELWYN A. KIDNEY

On July 1, 1997
Before me, a Notary Public, personally appeared

Selwyn A. Kidney

~~Witnessed by 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 he (she or they) executed it

Signature [Signature]
(Notarial Seal)


Title Order No. _____
Escrow or Loan No. accomodation
SPACE BELOW THIS LINE FOR RECORDER'S USE

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY
07-03-97 08:00 CPD 1
BOOK: 970703 INST: 00235
FEE: DEED 7.00 RPTT: 312.00
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

CELEBRATE HOMES V, LLC
2317 Glassport Circle
Las Vegas, NV. 89030

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. FURTHER DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP ON FILE IN FILE 75 OF PARCEL MAPS, PAGE 96 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PRIVATE DRIVE AS SHOWN AND DELINEATED IN THE ABOVE REFERENCED MAP.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE DRIVE AS SHOWN AND DELINEATED IN FILE 75 OF PARCEL MAPS, PAGE 96 AND FILE 75 OF PARCEL MAPS, PAGE 95 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., FURTHER DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND THREE (3) INCLUSIVE AS SHOWN BY MAP ON FILE IN FILE 76 OF PLATS, PAGE 2 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE DRIVE AS SHOWN ON FILE 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS ONE (1), THREE (3) AND FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 70 OF PARCEL MAPS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PRIVATE DRIVE AS SHOWN BY SAID MAP.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF LOTS ONE (1) THROUGH FOUR (4) AND LYING WITHIN THE PRIVATE DRIVE AS SHOWN BY SAID MAP.

EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL IV:

PARCEL A

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., FURTHER DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN ON FILE IN FILE 75 OF PARCEL MAPS, PAGE 92 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER A PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PRIVATE DRIVE AS SHOWN AND DELINEATED ON THE ABOVE REFERENCED MAP.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE DRIVE AS SHOWN AND DELINEATED IN FILE 75 OF PARCEL MAPS, PAGE 92 AND IN FILE 75 OF PARCEL MAPS, PAGE 91, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL V:

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M. FURTHER DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP IN FILE 75 OF PARCEL MAPS, PAGE 95 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER A PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PRIVATE DRIVE AS SHOWN AND DELINEATED ON THE ABOVE REFERENCED MAP.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE DRIVE AS SHOWN AND DELINEATED ON FILE 75 OF PARCEL MAPS, PAGE 95 AND FILE 75 OF PARCEL MAPS, PAGE 96 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY
07-03-97 08:00 CPD 3
BOOK: 970703 INST: 00236
FEE: 9.00 DEED RPTT: 624.00
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

PLANNING AND DEVELOPMENT DEPARTMENT

ATTACHMENT TO APPLICATION/PETITION FORM

FOR: ANNEXATION TO THE CITY OF LAS VEGAS

Project Address (Location): Town Center South-South of Rome West of Durango

Proposed Uses: As per Town Center Master Plan

Project Name: Town Center South

Existing General Plan Designation:

Proposed General Plan Designation: TC

Existing Zoning

Proposed Zoning: TC Ward: 4

Commercial Sq. Ft:

Floor Area Ratio:

Density

Do not write above this line.



Gross Acres: 1.25

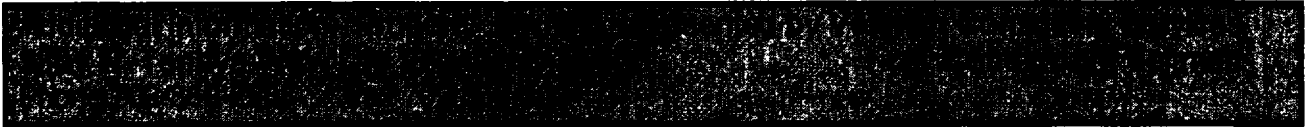
 Lots/Units:

Assessor's Parcel No (s)

1/25-29-501-006

2

3



APPLICANT INFORMATION WITH SIGNATURE AND Notary Public

**SIGNATURE OF PROPERTY OWNER (S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)**

PROPERTY OWNER(S)

Gloria Y. Beal, Trustee
Signature owner(s)

THE MORRIS E. AND GLORIA Y. BEAL
FAMILY TRUST
Print first and last name(s)

Signature owner(s)

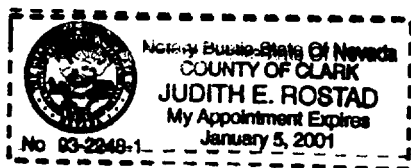
Print first and last name(s)

Subscribed and sworn before me this 14th day of Sept 1998

Notary Public Judith E. Rostad

◆ PLEASE ATTACH COPY OF DEED AND LEGAL DESCRIPTION FOR EACH PARCEL

Page



ACTA DE DEFUNCION

En nombre del Estado Libre y Soberano de Baja California, y como OFICIAL DEL REGISTRO CIVIL de este Municipio de Tijuana, hago saber a los que le presente vieren y certifico ser cierto que en el libro No. _____ que obra en el Archivo de esta OFICIAIA a mi cargo, a la foja No. 1574 la partida No. 1574, cuyos datos aparecen en el reverso, es copia fiel y exacta de su original y se autoriza con mi firma y sello de esta OFICIAIA

SE ENTIENDE ESTA CERTIFICACION EN CUMPLIMIENTO DEL ARTICULO 48 DEL CODIGO CIVIL VIGENTE EN EL ESTADO, EN LA CIUDAD DE TIJUANA, BAJA CALIFORNIA, A LOS 12 DIAS DEL MES DE Julio DE 19 91



EL OFICIAL DEL REGISTRO CIVIL

[Handwritten signature]
 LICENCIADA TERESA L. ORTEGA DE SANDERS

Nº 07390

[Handwritten signature]



ESTADOS UNIDOS MEXICANOS
GOBIERNO DEL ESTADO
LIBRE Y SOBERANO
DE BAJA CALIFORNIA
REGISTRO CIVIL

NO DE CONTROL 01574

ACTA DE DEFUNCION

CLAVE UNICA DE REG DE POBLACION

Form fields: OFICIALIA No. 01, LIBRO No., ACTA No. 01574, LOCALIDAD TIJUANA, MUNICIPIO O DELEGACION TIJUANA, BAJA CALIFORNIA, FECHA DE REGISTRO 13 05 91.

Form fields: FINADO, SEXO MASCULINO, NOMBRE MORRIS ERICKSON BEAL, ESTADO CIVIL CASADO, NACIONALIDAD NORTEAMERICANA, DOMICILIO 3013 MADRE MESA LAS VEGAS, NEVADA E.U.A., ORIGEN SPMATH, UTAH, NOMBRE DEL CONYUGE GLORIA SWARTZ, NOMBRE DEL PADRE GRANT PETER BEAL, NOMBRE DE LA MADRE GERTRUDE ELAINE ERICKSON.

Form fields: FALLECIMIENTO, DESPIRO DEL DIAVER, TERRITORIO NORTEAMERICANO, FECHA DE LA DEFUNCION 11 DE MAYO DE 1991, LUGAR HOSPITAL B. CONTRERAS PLAYAS DE TIJUANA, TIJUANA, BAJA CALIFORNIA, CAUSA (S) DE LA MUERTE INSUFICIENCIA HEPATICA, INSUFICIENCIA RENAL, HEPATO CARCINOMA, NOMBRE DEL MEDICO QUE CERTIFICO LA DEFUNCION DR. GUSTAVO ANDRADE GARCIA, NO. DE Cedula PROFESIONAL 422291, DOMICILIO PASO DE TIJUANA # 1 PLAYAS DE TIJUANA CD.

Form fields: DECLARANTES, NOMBRE JOSE FRANCO, EDAD 38, NACIONALIDAD MEXICANA, PARENTESCO NINGUNO, DOMICILIO AV. DURANGO # 251 COL. CALCHO CD.

Form fields: TESTIGOS, NOMBRE MARCO ANTONIO ESTRADA, EDAD 24, NACIONALIDAD MEXICANA, PARENTESCO NINGUNO, DOMICILIO BLVD. FUNDADORES # 300 CD.

Form fields: TESTIGOS, NOMBRE JUAN ALONSO, EDAD 26, NACIONALIDAD MEXICANA, PARENTESCO NINGUNO, DOMICILIO CALLE ESTE Y MUTUALISMO CD.

FIRMAS section with handwritten signatures and names of declarant and witnesses.

Text block: DE DIO LECTURA EN LA PRESENTE ACTA... EL C. OFICIAL 01 DEL REGISTRO CIVIL... LIC. PATRICIA L. ORTEGA DE SANDERS.



Text block: TRABLADO DE ESTA CIUDAD A TERRITORIO NORTEAMERICANO PERMISO DE SALUD Y ASIST No. 775 DE FECHA 13 DE MAYO DE 1991.

OFICIALIA

Handwritten signature on the left margin.

SECRETARIA GENERAL
COMPTO DEL REGISTRO CIVIL DEL EDO. MEXICALTIN S. C.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MORRIS E. BEAL and GLORIA Y. BEAL, husband and wife
as Joints Tenants

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
MORRIS E. BEAL and GLORIA Y. BEAL, Trustees of the MORRIS E. AND GLORIA
Y. BEAL FAMILY TRUST

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

The North Half (N 1/2) of the South Half (S 1/2) of the West Half
(W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter
(NW 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township
19 South, Range 60 East, M.D.B. & M.

PARCEL NO. 500-390-006

- SUBJECT TO:
1. Taxes for the fiscal year
 2. Rights of way, reservations, restrictions, easements and conditions of record.
 3. Encumbrances thereon.

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

Witness our hand S this 29th day of November 19 89
Morris E. Beal Gloria Y. Beal
MORRIS E. BEAL GLORIA Y. BEAL

STATE OF NEVADA }
County of CLARK }
On this 29th day of November 19 89
personally appeared before me, a Notary Public in and for said
County and State,
MORRIS & GLORIA BEAL

ESCROW NO. _____
WHEN RECORDED MAIL TO: MORRIS & GLORIA BEAL
5013 Madre Mesa Dr., Las Vegas, NV 89108

known to me to be the person S described in and who executed
the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.
Jill Helleso Smith
Notary Public in and for said County and State.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
S SCOW
06-10-91 16:38 ISJ 1
OFFICIAL RECORDS
BOOK: 910610 INST: 00981
FEE: 5.00 RPTT: EX#106

