

# City of Las Vegas

REAL ESTATE COMMITTEE MEETING  
CITY HALL, 400 STEWART AVENUE  
CITY MANAGER'S CONFERENCE ROOM, EIGHTH FLOOR  
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>  
TUESDAY, JULY 6, 2004  
3:00 P.M.

REAL ESTATE COMMITTEE – COUNCILMAN WEEKLY AND COUNCILWOMAN MONCRIEF

NOTE: EITHER OF THE TWO ALTERNATE MEMBERS OF THE REAL ESTATE COMMITTEE MAY SUBSTITUTE FOR A MEMBER OF THE REAL ESTATE COMMITTEE AT ANY TIME

- CALL TO ORDER
- ANNOUNCEMENT RE. COMPLIANCE WITH OPEN MEETING LAW

## NEW BUSINESS:

1. Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas, Office District Parking I, Inc., and the Las Vegas Valley Water District regarding the donation of a historic railroad cottage currently located at 604 South Fourth Street (not to exceed \$35,000 – Industrial Development Special Revenue Fund)  
- Ward 1 (Moncrief)
2. Discussion and possible action regarding a Communications Systems Right-of-Way Easement Deed between the City of Las Vegas and Central Telephone Company d/b/a Sprint located at 2901 Harris Avenue, APN 139-25-303-015 - Ward 3 (Reese)
3. Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and Clark County Reclamation District for the purpose of a 20 foot public sewer easement located near the Las Vegas Wash, APN 161-15-702-001 - County (near Ward 3 - Reese)

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting

ALL INTERESTED PERSONS ARE INVITED TO ATTEND: A tape recording of all the proceedings will be kept on file in the Office of the City Clerk until final disposition is made.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge  
Court Clerk's Office Bulletin Board, City Hall Plaza  
Las Vegas Library, 833 Las Vegas Boulevard North  
Clark County Government Center, 500 S. Grand Central Parkway  
Grant Sawyer Building, 555 E. Washington Avenue

206

**AFFIDAVIT OF MAILING**

**(Mailing required under the provisions of NRS Chapter 241)**

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

**Paula Clark**, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **28th** day of **June, 2004**, a copy of a NOTICE, the attached of which is a true and correct copy of the Public Hearing - re: **Real Estate Committee Meeting** to be held on the **6th** day of **July, 2004**, was deposited in the United States Mail, Postage prepaid, First Class Certified Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

Paula Clark

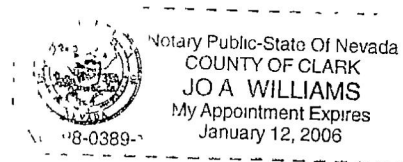
**SIGNATURE**

City Clerk  
**DEPARTMENT**

Subscribed and sworn to before me this

28<sup>th</sup> day of JUNE, 2004

[Signature]  
NOTARY PUBLIC in and for said County and State



**AFFIDAVIT OF POSTING**  
**(Posting required under the provisions of NRS Chapter 241)**

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

**Paula Clark**, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **28th** day of **June, 2004** at the hour of **3:30 P.M.** there were posted copies of a NOTICE, the attached of which is a true and correct copy of a **Real Estate Committee Meeting** to be held on the **6th** day of **July, 2004**, Las Vegas, Nevada; to be posted on Public Bulletin Boards at the following locations:

1. City Clerk's Bulletin Board, 400 Stewart Avenue, 2<sup>nd</sup> Floor Skybridge (in the walkway area next to the entrance of the Human Resources Department)
2. Court Clerk's Office Bulletin Board, City Hall Plaza, 400 Stewart Avenue (near the entrance to the Court Clerk's Office)
3. Las Vegas Library, 833 Las Vegas Blvd.
3. Clark County Government Center, 500 S. Grand Central Parkway
4. Grant Sawyer Building, 555 S. Grand Central Parkway

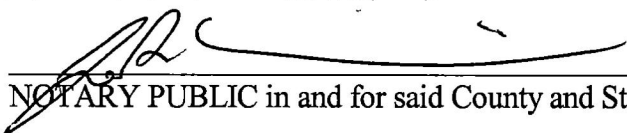


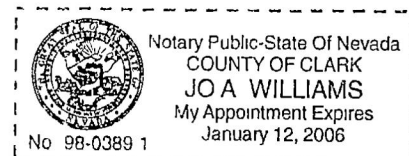
SIGNATURE

City Clerk  
DEPARTMENT

Subscribed and sworn to before me this

28<sup>th</sup> day of JUNE, 2004

  
NOTARY PUBLIC in and for said County and State





**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: JULY 6, 2004**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF (via telephone)

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY DIRECTOR OF PUBLIC WORKS JOHN McNELLIS, and DEPUTY CITY CLERK YDOLEENA YTURRALDE.

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:01)

1-1

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JULY 6, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas, Office District Parking I, Inc., and the Las Vegas Valley Water District regarding the donation of a historic railroad cottage currently located at 604 South Fourth Street (not to exceed \$35,000 - Industrial Development Special Revenue Fund) - Ward 1 (Moncrief)

**Fiscal Impact**

☐

**No Impact**

**Amount:** not to exceed \$35,000

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☒

**Augmentation Required**

**Funding Source:** Industrial Development SRF

**PURPOSE/BACKGROUND:**

The Las Vegas Valley Water District (District) in cooperation with the Las Vegas Springs Preserve Foundation (Foundation) will develop the proposed Las Vegas Springs Preserve (Preserve). The Preserve is desirous to accept the historic railroad cottage in an effort to protect and interpret the cultural history of the Las Vegas Valley and to promote the preservation of its remaining historic and cultural resources. The cottage shall be relocated only LVVWD property located off of Valley View.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Memorandum of Understanding

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

John McNellis, Deputy Director of Public Works, referred to the backup documentation to show the City's agreement with the Las Vegas Valley Water District in order to help the foundation. He affirmed the City and the water district have worked closely for a year and have decided to donate the railroad cottage, which would be moved in three or four months. He recommends approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:01-3:02)

**1-14**

**MEMORANDUM OF UNDERSTANDING  
CONCERNING THE RELOCATION OF HISTORIC RAILROAD COTTAGE  
TO THE LAS VEGAS SPRINGS PRESERVE**

This Memorandum of Understanding ("MOU") is entered into this \_\_\_\_ day of \_\_\_\_\_, 2004, by the City of Las Vegas, a municipal corporation of the State of Nevada ("City"), Office District Parking I, Inc., a Nevada nonprofit corporation ("ODP"), and the Las Vegas Valley Water District, a political subdivision of the State of Nevada ("District").

WHEREAS, the District, in cooperation with the Las Vegas Springs Preserve Foundation ("Foundation"), will develop the proposed Las Vegas Springs Preserve ("Preserve"), in the City of Las Vegas, Clark County, Nevada; and

WHEREAS, one of the goals of the Preserve is to protect and interpret the cultural history of the Las Vegas Valley and to promote the preservation of its remaining historic and cultural resources; and

WHEREAS, one historic railroad cottage located at 604 S. Fourth St. in the City of Las Vegas, Nevada ("City Cottage") will be donated by the owner, ODP, an affiliate of the City, subject to the terms of this MOU; and

WHEREAS, upon permanent relocation and restoration, the City Cottage will become a part of the interpretive experience of the Preserve:

NOW, THEREFORE, based on the mutual promises and covenants contained herein, the undersigned parties agree as follows:

1. With the City's approval, ODP agrees to transfer and convey the City Cottage to the District for eventual relocation to the Preserve. To effectuate the transfer of ownership, ODP agrees to execute a Bill of Sale conveying the City Cottage to the District upon the completion of its relocation to the temporary District property.
2. The City agrees to manage and oversee the relocation of the City Cottage from its current location to a temporary location on District property. The City shall only be responsible for payment of the relocation expenses of the City Cottage to a temporary location.
3. The District agrees to temporarily store the City Cottage on District property until a permanent location on the Preserve can be dedicated and prepared.
4. The District agrees to oversee and be responsible for the permanent relocation, restoration, maintenance and interpretation of the City Cottage in a manner consistent with the mission, goals and site plans of the Preserve. In the event the cottage cannot be permanently relocated on the Preserve, the District agrees to work with the City to identify an alternative location for the City Cottage.
5. The District agrees that a portion of the funding requested in the Round 5 proposal for the Southern Nevada Public Lands Management Act ("SNPLMA"), Parks Trails and Natural Areas will be used for the permanent relocation, restoration and interpretation of the City

Cottage, if the proposal is approved by the U.S. Secretary of the Interior for funding under the SNPLMA.

6. If funding through the SNPLMA for the permanent relocation, restoration and interpretation of the City Cottage is not approved, the City agrees to use its best efforts to work with the District to identify and obtain alternate funding sources, such as other federal or state grants.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the undersigned parties understand and agree that each of the undersigned parties, by agreeing to and entering into this MOU, is not delegating, abridging, or abrogating any of its authority or responsibilities as provided for in Nevada Revised Statutes, interlocal agreement, other authorizing agreement, or any other applicable rule, regulation or judicial opinion.

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be signed and intend to be legally bound thereby.

PASSED, ADOPTED, AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2004.

CITY OF LAS VEGAS

LAS VEGAS VALLEY WATER DISTRICT

\_\_\_\_\_  
OSCAR GOODMAN, Mayor

\_\_\_\_\_  
MYRNA WILLIAMS, President

ATTEST:

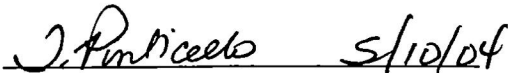
ATTEST:

\_\_\_\_\_  
BARBARA JO RONEMUS, City Clerk

\_\_\_\_\_  
Patricia Mulroy, Secretary

APPROVED AS TO FORM:

APPROVED AS TO FORM:

  
TERESITA L. PONTICELLO, Esq.  
Deputy City Attorney  
City of Las Vegas

\_\_\_\_\_  
CHARLES K. HAUSER, Esq.  
General Counsel  
Las Vegas Valley Water District

OFFICE DISTRICT PARKING I, INC.

\_\_\_\_\_  
DOUGLAS SELBY, President

ATTEST:

\_\_\_\_\_  
STEVE HOUCHENS, Secretary-Treasurer

APPROVED AS TO FORM:

\_\_\_\_\_  
Date



**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JULY 6, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Communications Systems Right-of-Way Easement Deed between the City of Las Vegas and Central Telephone Company d/b/a Sprint located at 2901 Harris Avenue, APN 139-25-303-015 - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The purpose of the Right-of-Way and Easement Deed is for the ingress and egress over and across City land to construct, operate, maintain, expand, replace and remove a communication system.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Communications Systems Right-of-Way Easement Deed

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

John McNellis, Deputy Director of Public Works, explained the project is near completion but Sprint needs one more easement. He recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:02-3:03)

1-57

Return recorded document to

Sprint  
Right-of-Way Department  
330 S. Valley View Blvd.  
Las Vegas, NV 89107

**COMMUNICATION SYSTEMS RIGHT OF WAY AND EASEMENT DEED**

Grant of Easement Deed by: CITY OF LAS VEGAS, a municipal corporation of the State of Nevada ("Grantors") whose address is 400 E. Stewart Ave., Las Vegas, NV 89101-2927 for the sum of \$1.00 and/or valuable consideration, Grantor grants to CENTRAL TELEPHONE COMPANY (NEVADA DIVISION), a DELAWARE CORPORATION, d/b/a SPRINT, whose corporate address is 6391 Sprint Pkwy., Mailstop KSOPHT0101-Z2040, Overland Park, KS 66251-2040, its successors, assigns, lessees and agents, ("Grantee"), subject to the terms stated below, a perpetual non-exclusive right of way and easement ("Easement") to construct, operate, maintain, expand, replace and remove a communication system that Grantee may, from time to time, require, consisting of but not limited to above ground equipment cabinets and associated concrete pads, underground cables, wires, conduits, manholes, drains, splicing boxes, surface location markers, and other facilities or structures for similar uses, upon, over, through, under and along a parcel of land described on Exhibit A ("Easement") and shown on Exhibit B, attached and incorporated, as that portion of Parcel 3 as shown by map thereof on file in File 99, Page 16 of Parcel Maps in the Clark County Recorder's Office, Clark County, Nevada, lying within the Southwest Quarter (SW 1/4) of Section 25, Township 20 South, Range 61 East, M.D M., City of Las Vegas, Clark County, Nevada ("Land")

This grant of Easement also includes:

- (A) the right of ingress and egress over and across the Land or any real property owned or controlled by Grantor adjacent to the Easement for the purpose of exercising the rights granted herein,
- (B) the right to clear and keep cleared all trees, roots, brush and other obstructions from the surface and sub-surface of the Easement during construction and maintenance and to use areas adjacent to the Easement as necessary
- (C) the right to permit the attachment of and/or carry in conduit, the wires and cables of any other company or person as required by law, and
- (D) the right to place electrical service to the Easement Tract for Grantee's use and at Grantee's expense.

Grantor will have the right to use and enjoy the Easement and Land so long such use is consistent with standard telephone and electrical practices and does not interfere with the rights herein granted

Grantor warrants that Grantor is the owner of the Land and will defend title to the Land against the claims of any and all persons Grantor further warrants that Grantor has full authority to grant this Easement according to its terms.

Executed by Grantor this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*CITY OF LAS VEGAS, a municipal corporation of the State of Nevada*

By \_\_\_\_\_

Name OSCAR B. GOODMAN

Title MAYOR

ATTEST:

APPROVED AS TO FORM:

*Thomas R. Green* 6/3/04  
DEPUTY CITY ATTY Date

BARBARA JO RONEBUS, CITY CLERK

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

Before me, a notary public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

personally appeared \_\_\_\_\_

\_\_\_\_\_, known to me to be the identical

person(s) who executed this foregoing instrument, and acknowledged to me that \_\_\_\_\_ executed the same as

\_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein set forth

WITNESS my hand and official seal

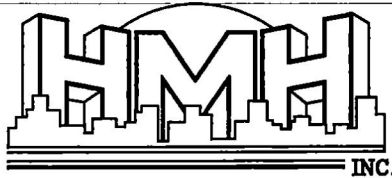
\_\_\_\_\_  
Notary Public

Notary Seal

ARN 125333 PRN 279069



EXP. DATE  
6/30/05



8010 WEST SAHARA-SUITE 140  
LAS VEGAS, NEVADA 89117-1956  
PHONE: (702) 258-7850 FAX: (702) 258-1710

5801377  
HMH057-04  
MAY 13, 2004  
DGB/DMF  
APN 139-25-303-015

**EXPLANATION:** THIS LEGAL DESCRIBES A SPRINT EASEMENT FOR TELEPHONE FACILITIES LOCATED NORTH OF HARRIS AVENUE AND WEST OF MOJAVE ROAD, SPRINT JOB #24179158, SPRINT JOB NAME GIRL SCOUT COUNCIL

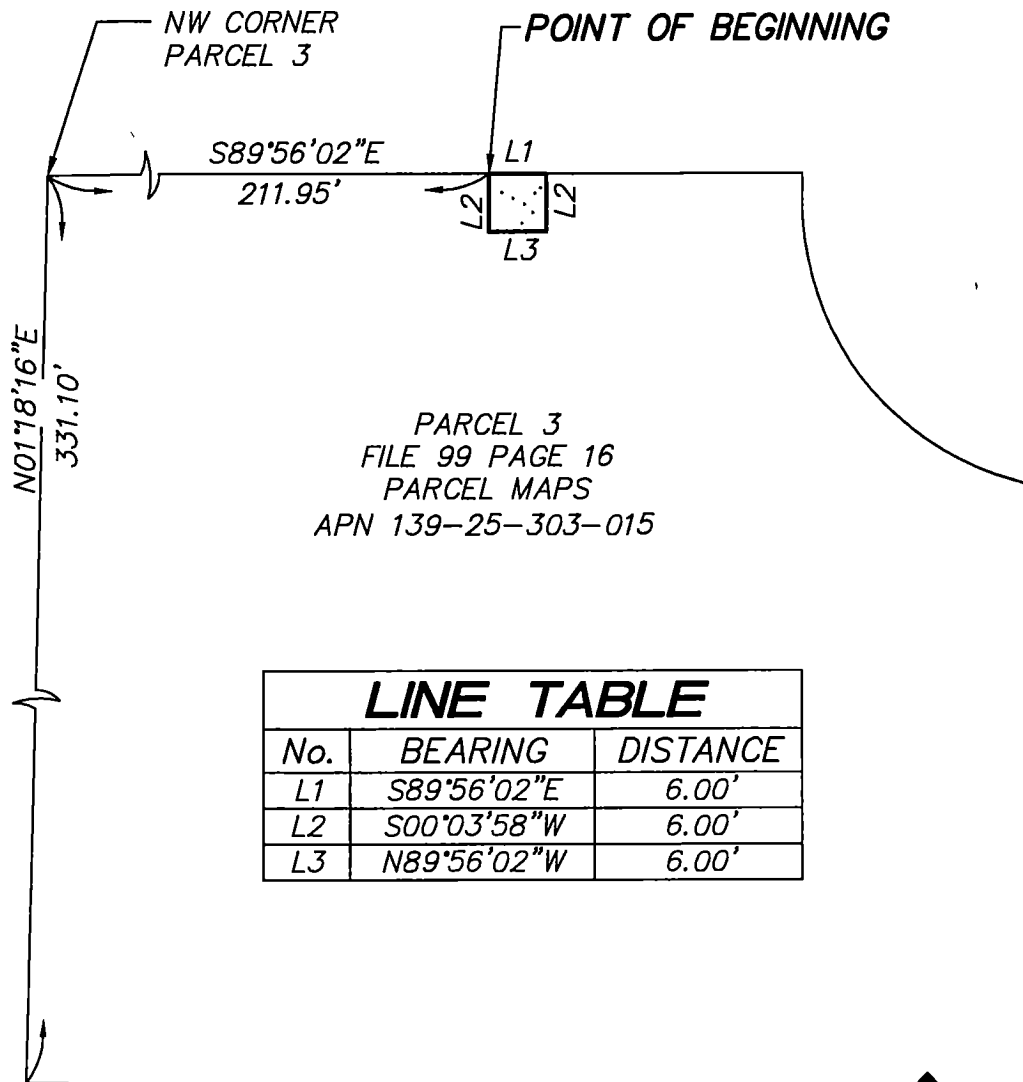
**"Exhibit A"**  
LEGAL DESCRIPTION

THAT PORTION OF PARCEL 3, AS SHOWN BY MAP THEREOF ON FILE IN FILE 99, PAGE 16 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 3;  
THENCE SOUTH 89°56'02" EAST ALONG THE NORTH LINE THEREOF, 211.95 FEET TO THE **POINT OF BEGINNING**;  
THENCE SOUTH 89°56'02" EAST CONTINUING ALONG SAID NORTH LINE, 6.00 FEET;  
THENCE SOUTH 00°03'58" WEST, 6.00 FEET TO A POINT ON A LINE 6 00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE;  
THENCE NORTH 89°56'02" WEST ALONG SAID PARALLEL LINE, 6.00 FEET,  
THENCE NORTH 00°03'58" EAST, 6 00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 36 SQUARE FEET, MORE OR LESS.

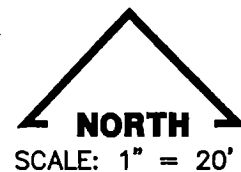
NOTE. THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUES



PARCEL 3  
FILE 99 PAGE 16  
PARCEL MAPS  
APN 139-25-303-015

| LINE TABLE |             |          |
|------------|-------------|----------|
| No.        | BEARING     | DISTANCE |
| L1         | S89°56'02"E | 6.00'    |
| L2         | S00°03'58"W | 6.00'    |
| L3         | N89°56'02"W | 6.00'    |

HARRIS AVENUE



## EXHIBIT "B"

POR. SW 1/4 SEC. 25, T. 20 S., R. 61 E.

**GIRL SCOUT COUNCIL**  
ARN 125333, PRN 279069



INC.  
5801377.DWG

8010 WEST SAHARA AVE.  
SUITE 140  
LAS VEGAS, NV. 89117  
PHONE: (702) 256-7850  
FAX: (702) 256-1710

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JULY 6, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and Clark County Reclamation District for the purpose of a 20 foot public sewer easement located near the Las Vegas Wash, APN 161-15-702-001 - County (near Ward 3 - Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The 20 foot public sewer easement is located near the City's Water Pollution Control Facility. The District desires an easement for this area to use the land to provide for the District's customer needs and to promote the orderly growth of development in the area.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

John McNellis, Deputy Director of Public Works, stated Clark County requested a 20-foot easement for the water reclamation facility and he recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:03-3:04)

1-81

**EASEMENT AND**  
**RIGHTS-OF-WAY**

**THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY**, made and entered into by and between:

City of Las Vegas, a Municipal Corporation of the State of Nevada

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Party of the First Part, hereinafter known as the **GRANTOR(S)**, and **CLARK COUNTY WATER RECLAMATION DISTRICT**, Party of the Second Part, hereinafter known as the **GRANTEE**.

**W I T N E S S E T H:**

That the **GRANTOR(S)**, for and in consideration of the sum of one dollar (\$1.00), lawful money of the United States, to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does by these presents GRANT and CONVEY to the **GRANTEE**, its successors and assigns, an Easement and Rights-of-Way for the purpose of constructing conduit and water lines, operation and maintenance, repair, renewal, reconstruction and appurtenances with the right of ingress and egress, over, above, across and under that certain parcel of land described as follows:

SEE EXHIBIT "A" ATTACHED TO AND BY THIS REFERENCE MADE A PART HEREOF.

The **GRANTEE(S)**, its successors and assigns agree that:

1. No buildings shall be placed upon, over or under said parcel of land, now or hereafter;
2. The **GRANTEE** shall be solely responsible for the upkeep, maintenance and repair of the **GRANTEE'S** improvements placed upon said parcel and agrees to maintain such improvements and the easement land described above in a neat, safe and clean condition; and

...

...

A.P.N. 161-15-702-001 \_\_\_\_\_

3. Should any of the **GRANTEE'S** facilities within said easement be required to be relocated or repaired for any reason within the easement, the **GRANTEE(S)**, or its successors and assigns shall bear the full cost of such relocation or repair.

Signator for **GRANTOR(S)** warrant that they have the legal authority to bind the parties hereto and **GRANTOR(S)** warrants that it may legally grant the rights described herein.

IN WITNESS WHEREOF, the **GRANTOR(S)** has hereunto set his/her/their hand/hands this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
OSCAR B. GOODMAN, MAYOR

ATTEST:

\_\_\_\_\_  
BARBARA JO RONEMUS, CITY CLERK

APPROVED AS TO FORM:

Thomas R. Green 6/3/04  
DEPUTY CITY ATTORNEY DATE

...

...



A.P.N. 161-15-702-001

STATE of Nevada     )  
                                  ) ss.  
COUNTY of Clark    )

On \_\_\_\_\_, 2004, before me, the undersigned, a **NOTARY PUBLIC**,  
in and for said County and State, personally appeared OSCAR B, GOODMAN known to me to be the  
person(s) described in and who executed the foregoing instrument, and who acknowledged to me that  
\_\_\_he\_\_\_ executed the same freely and voluntarily and for the uses and purposes herein mentioned.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Seal/Stamp

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
20.00 FOOT WIDE PUBLIC SEWER EASEMENT**

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY "GRANT, BARGAIN, SALE DEED" TO THE CITY OF LAS VEGAS RECORDED NOVEMBER 06, 1958 IN BOOK 0177 OF OFFICIAL RECORDS AS DOCUMENT NUMBER 0144360, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 15, NORTH 89°37'05" WEST, 325.99 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15 AND ALONG THE NORTHEASTERLY LINE OF LAS VEGAS WASH FLOOD CHANNEL (HEREINAFTER REFERRED TO AS LAS VEGAS WASH) AS SHOWN BY MAP THEREOF ON FILE IN FILE 61, PAGE 35 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SOUTH 20°54'08" EAST, 3.80 FEET;

THENCE DEPARTING SAID NORTHEASTERLY LINE OF LAS VEGAS WASH, SOUTH 69°05'52" WEST, 5.83 FEET;

THENCE SOUTH 53°08'03" WEST, 151.86 FEET TO A POINT ON THE NORTHEASTERLY LINE THAT CERTAIN PARCEL OF LAND DESCRIBED BY "RIGHT-OF-WAY GRANT" TO CLARK COUNTY RECORDED SEPTEMBER 29, 1989 IN BOOK 890929 OF OFFICIAL RECORDS AS DOCUMENT NUMBER 00801 (HEREINAFTER REFERRED TO AS LAS VEGAS WASH);

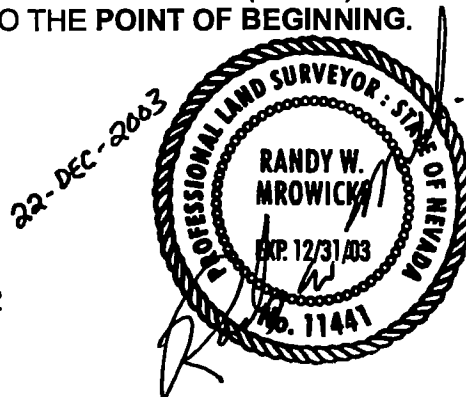
THENCE ALONG SAID NORTHEASTERLY LINE OF LAS VEGAS WASH, NORTH 20°52'40" WEST, 20.80 FEET;

THENCE DEPARTING SAID NORTHEASTERLY LINE OF LAS VEGAS WASH, NORTH 53°08'03" EAST, 129.17 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15;

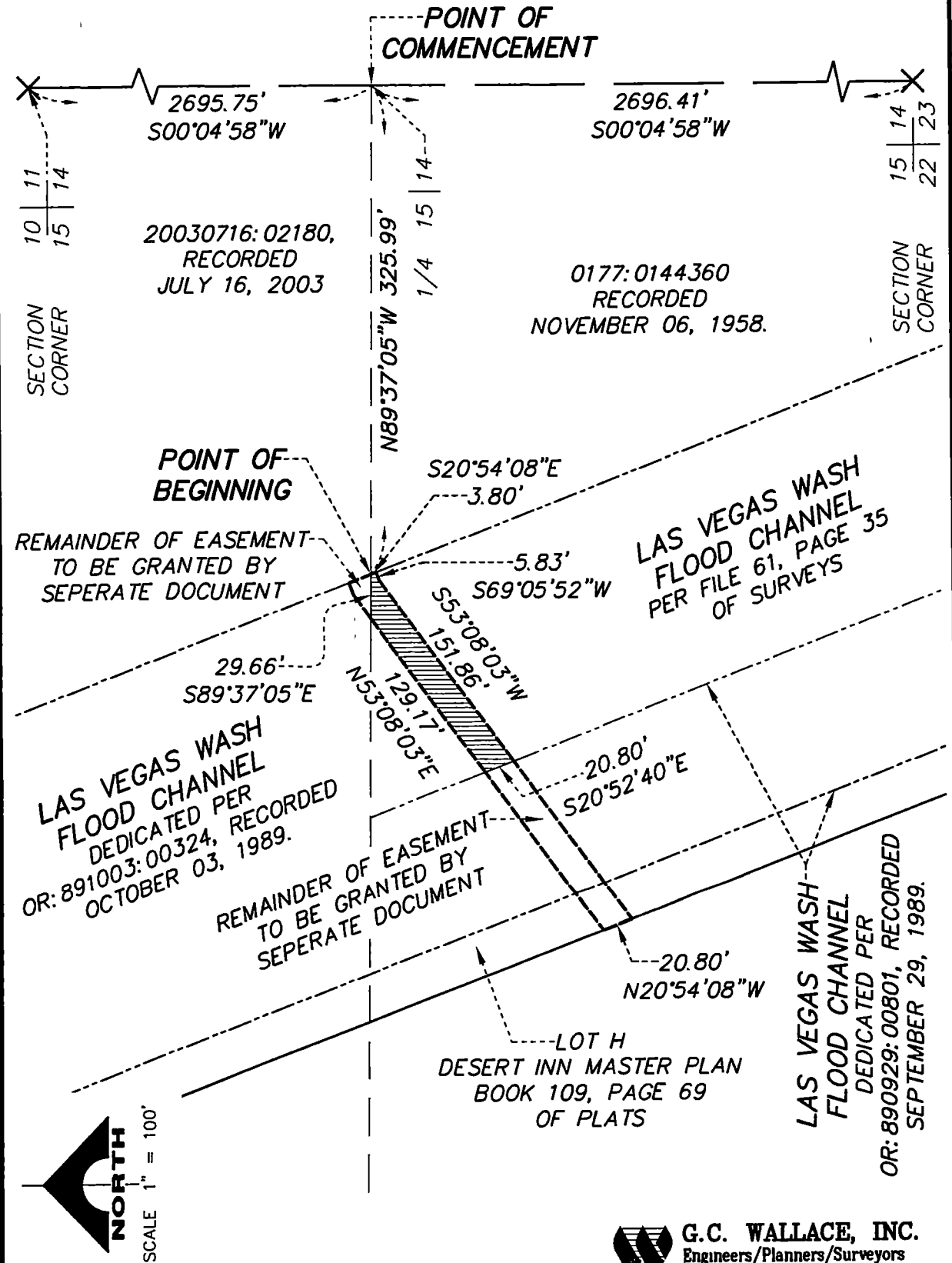
THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, SOUTH 89°37'05" EAST, 29.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,905 SQUARE FEET.

RANDY W. MROWICKI PLS 11441  
1555 S. RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89146



APN 161-15-702-001



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**G.C. WALLACE, INC.**  
Engineers/Planners/Surveyors

1555 SOUTH RAINBOW BLVD / LAS VEGAS, NEVADA 89146

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: JULY 6, 2004**

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

None.

(3:04)

1-106

**THE MEETING ADJOURNED AT 3:04 P.M.**

Respectfully submitted: \_\_\_\_\_

  
YDOLEENA YTURRALDE, DEPUTY CITY CLERK  
July 6, 2004