



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VACATION

Project Address (Location) MAIN STREET & CLARK AVENUE

Project Name CIVIC CENTER PLAZA Proposed Use MULTI-USE

Assessor's Parcel #(s) 139-34-210-014 to 018, 139-34-311-001 to 007, 017 to 022 Ward # 3

General Plan: Existing _____ Proposed _____ Zoning: Existing _____ Proposed _____

Additional Information _____

Property Owner City Parkway V, Inc. Contact _____

Address 495 South Main Street City Las Vegas State NV Zip 89101

E-mail _____ Phone _____

Applicant City of Las Vegas Contact Alan Riecki

Address 495 South Main Street City Las Vegas State NV Zip 89101

E-mail ariekki@lasvegasnevada.gov Phone 702-229-2451

Representative City of Las Vegas Department of Public Works Contact Alan Riecki

Address 495 South Main Street City Las Vegas State NV Zip 89101

E-mail ariekki@lasvegasnevada.gov Phone 702-229-2451

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? Yes No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ Partner(s) _____

Partner(s) _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Jorge Cervantes

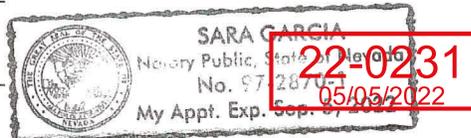
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Jorge Cervantes

Subscribed and sworn before me

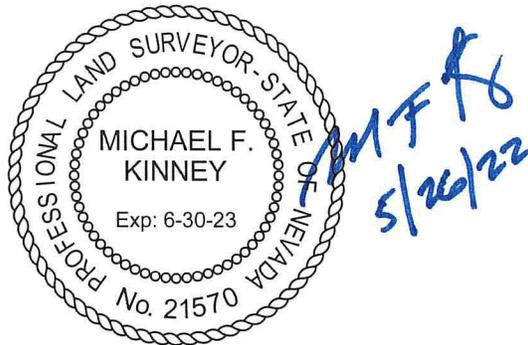
This 26th day of April, 2022

Notary Public in and for said County and State Sara Garcia



APN: 139-34-299-002, -015, -028, -029, -032, -033,
139-34-399-002, -079, -080, -081

MAY 26, 2022
BY: MFK
P.R. BY: OMS
PAGE 1 OF 4



EXPLANATION:

THIS LAND DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED NORTH OF BONNEVILLE AVENUE, SOUTH OF LEWIS AVENUE, EAST OF MAIN STREET AND WEST OF 1ST STREET.

LAND DESCRIPTION

BEING PORTIONS OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEING A PORTION OF THAT 20 FOOT WIDE ALLEY IN BLOCK 7 OF THAT SUBDIVISION KNOWN AS, "CLARK'S LAS VEGAS TOWNSITE" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 1 OF PLATS, AT PAGE 37, BOUNDED ON THE SOUTHWEST BY A LINE PARALLEL WITH AND LYING 60 FEET NORTHWESTERLY OF THE CENTERLINE OF BONNEVILLE AVENUE AND BOUNDED ON THE NORTHEAST BY THE PROLONGATION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLARK AVENUE (80 FEET WIDE).

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 2

APN: 139-34-299-002, -015, -028, -029, -032, -033,
139-34-399-002, -079, -080, -081

PAGE 2 OF 4

THE SOUTHEAST 5 FEET OF THE NORTHWEST 10 FEET OF LOTS 8 THROUGH 11 INCLUSIVE IN BLOCK 7 OF SAID CLARK'S LAS VEGAS TOWNSITE.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 3

THE SOUTHEAST 5 FEET OF THE NORTHWEST 10 FEET OF LOTS 1 THROUGH 6 INCLUSIVE IN BLOCK 7 OF SAID CLARK'S LAS VEGAS TOWNSITE.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 4

BEING A PORTION OF CLARK AVENUE (80 FEET WIDE) WITHIN SAID CLARK'S LAS VEGAS TOWNSITE, BOUNDED ON THE NORTHWEST BY A LINE PARALLEL WITH AND LYING 45 FEET EASTERLY OF THE CENTERLINE OF MAIN STREET AND BOUNDED ON THE SOUTHEAST BY THE PROLONGATION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 1ST STREET (80 FEET WIDE).

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 5

A TRIANGULAR PARCEL OF LAND WITHIN LOT 16 IN BLOCK 6 OF SAID CLARK'S LAS VEGAS TOWNSITE BOUNDED ON SOUTHWEST BY THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLARK AVENUE (80 FEET WIDE), BOUNDED ON THE NORTHWEST BY A LINE PARALLEL WITH AND LYING 45 FEET EASTERLY OF THE CENTERLINE OF MAIN STREET AND BOUNDED ON THE EAST BY A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 10 FEET, SAID CURVE BEING TANGENT TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID PARALLEL LINE.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 6

A TRIANGULAR PARCEL OF LAND WITHIN LOT 17 IN BLOCK 6 OF SAID CLARK'S LAS VEGAS TOWNSITE BOUNDED ON SOUTHWEST BY THE NORTHEASTERLY

APN: 139-34-299-002, -015, -028, -029, -032, -033,
139-34-399-002, -079, -080, -081

PAGE 3 OF 4

RIGHT-OF-WAY LINE OF CLARK AVENUE (80 FEET WIDE), BOUNDED ON THE SOUTHEAST BY NORTHWESTERLY RIGHT-OF-WAY LINE OF 1ST STREET (80 FEET WIDE) AND BOUNDED ON THE NORTH BY A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 10 FEET, SAID CURVE BEING TANGENT TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE.

AS SHOWN ON "EXHIBIT TO ACCOMPANY LAND DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

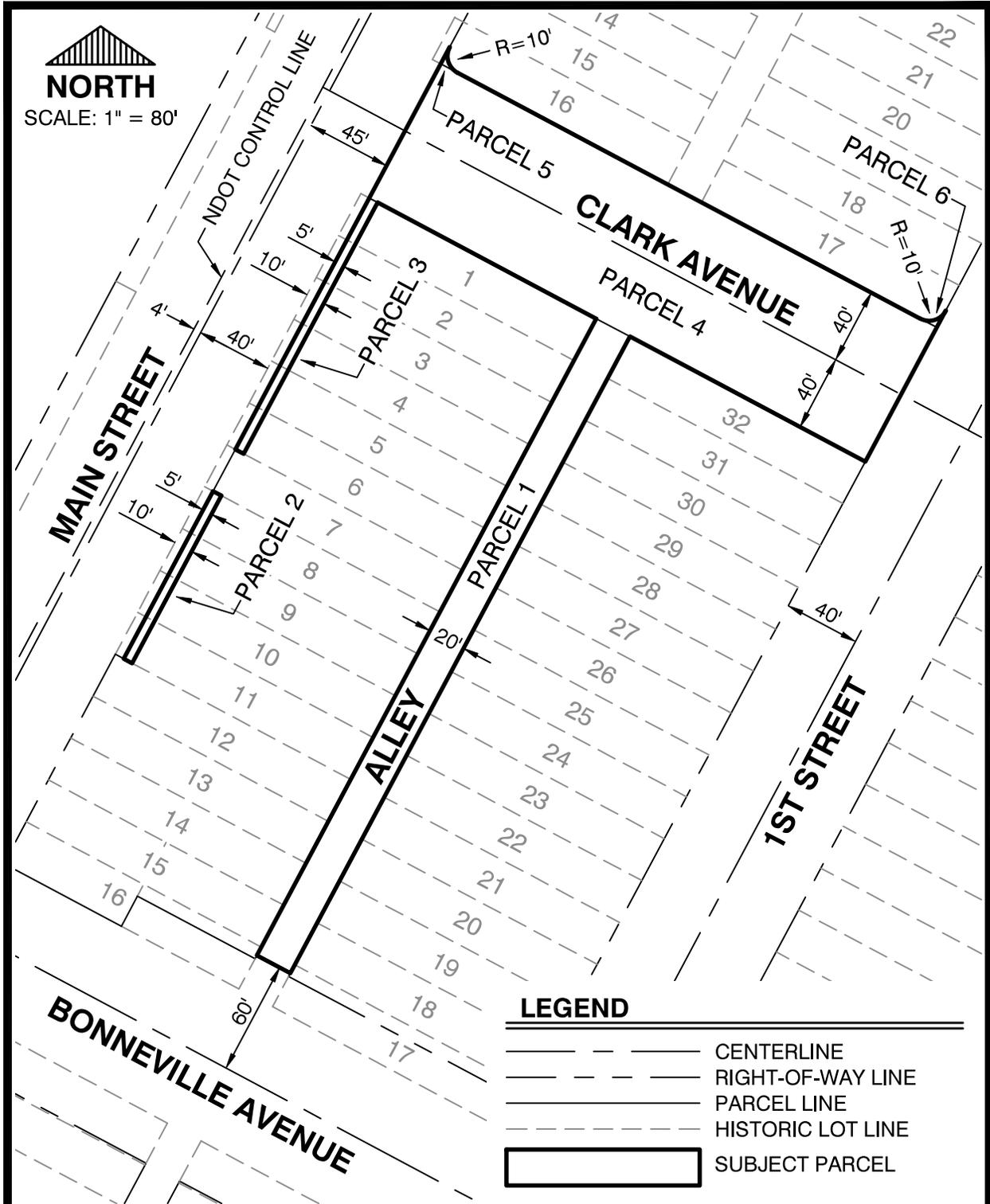
END OF DESCRIPTION

MICHAEL F. KINNEY, PLS
CITY OF LAS VEGAS
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106



NORTH

SCALE: 1" = 80'



LEGEND

-  CENTERLINE
-  RIGHT-OF-WAY LINE
-  PARCEL LINE
-  HISTORIC LOT LINE
-  SUBJECT PARCEL

DEPARTMENT OF PUBLIC WORKS

SURVEY & RIGHT-OF-WAY



DATE: MAY 2022 DRAWN BY: MFK

SHEET: 4 OF 4

FILE NAME: MWA378-SR01-VACATION LEGAL.DWG

**EXHIBIT TO ACCOMPANY
LAND DESCRIPTION**

APN 139-34-299-002, -015, -028, -029, -032, -033
 139-34-399-002, -079, -080, -081 **22-0231**
 06/02/2022

Inst #: 20190801-0001681

Fees: \$40.00

RPTT: \$40338.45 Ex #:

08/01/2019 10:42:28 AM

Receipt #: 3789030

Requestor:

FIRST AMERICAN TITLE NCS

Recorded By: MAYSM Pgs: 10

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

WHEN RECORDED MAIL TO:

City Parkway V, Inc.
Economic and Urban Development Department
495 South Main Street, 6th Floor
Las Vegas, Nevada 89101

MAIL TAX STATEMENTS TO:

City Parkway V, Inc.
Economic and Urban Development Department
495 South Main Street, 6th Floor
Las Vegas, Nevada 89101

APNs: 139-34-210-014, 139-34-210-015, 139-34-210-017, 139-34-210-018, 139-34-311-001, 139-34-311-002, 139-34-311-003, 139-34-311-007, 139-34-311-017, 139-34-311-018, 139-34-311-019, 139-34-311-020, 139-34-311-021, 139-34-311-022

937396
(Space above line for Recorder's use only)

GRANT, BARGAIN AND SALE DEED

Oakwood Plaza, LLC, a California limited liability company ("Oakwood"), 1060 Broadway, LLC, a California limited liability company ("1060"), ("1060"), and K & J Las Vegas Endeavor, LLC, a Nevada limited liability company ("K&J"), collectively as "GRANTOR," does hereby Grant, Bargain, Sell and Convey to City Parkway V, Inc., a Nevada nonprofit corporation, as "GRANTEE", the real property located in the County of Clark, State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference;

Together with all rights and privileges appurtenant to GRANTOR's interest in the real property, if any, including, without limitation, all of GRANTOR's right, title and interest, if any, in and to all easements, licenses, covenants, and other rights-of-way or other appurtenances in any way related to or used in connection with the ownership, beneficial use and enjoyment of the real property.

SUBJECT TO:

1. General and special taxes for the current fiscal tax year not yet due and payable.
2. All matters of record.

{Signature Page Follows}

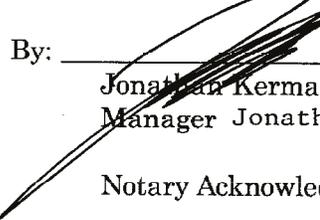
22-0231
04/20/2022

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Effective Dated as of July 31, 2019.

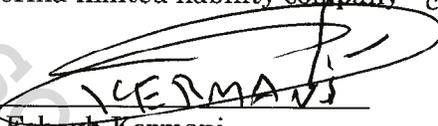
"GRANTOR"

OAKWOOD PLAZA, LLC,
a California limited liability company
liability

By: 
Jonathan Kermani
Manager Jonathan Kermani Manager

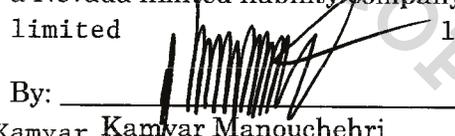
Notary Acknowledgement to be attached.
*See attached
CA Acknowledgement*

1060 BROADWAY, LLC,
a California limited liability company company

By: 
Eshagh Kermani
Manager Eshagh Kermani

Notary Acknowledgement to be attached.
*See attached
CA Acknowledgement*

K & J LAS VEGAS ENDEAVOR, LLC,
a Nevada limited liability company
limited liability company

By: 
Kamyar Manouchehri
Manager Manager

Notary Acknowledgement to be attached.
*See attached
CA Acknowledgement*

22-0231
04/20/2022

ALL CAPACITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

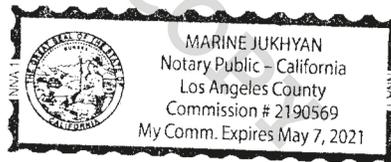
On 7/23/2019 before me, Marine Jukhyan, Notary Public
(Date) (Insert Name and Title of the Officer)

Personally appeared Jonathan Kermani, Manager
(Name of Person Signing)

who 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/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
(Signature of Officer)

22-0231
04/20/2022

ALL CAPACITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

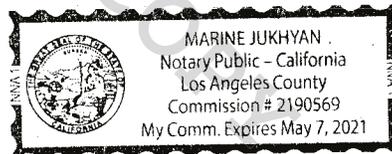
On 7/23/2019 before me, Marine Jukhyan, Notary Public
(Date) (Insert Name and Title of the Officer)

Personally appeared Eshagh Kermani, Manager
(Name of Person Signing)

who 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/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
(Signature of Officer)

22-0231
04/20/2022

ALL CAPACITY ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

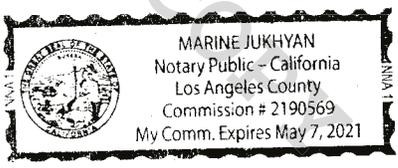
On 7/23/2019 before me, Marine Jukhyan, Notary Public
(Date) (Insert Name and Title of the Officer)

Personally appeared Kamyar Manouchehri, Manager
(Name of Person Signing)

who 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/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
(Signature of Officer)

22-0231
04/20/2022

EXHIBIT A

Legal Description of Land

The land referred to in this Commitment is situated in the City of Las Vegas, County of Clark, State of Nevada, and is described as follows:

PARCEL 1:

LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.

PARCEL 2:

LOTS FIVE (5) AND SIX (6) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTHWESTERLY 5.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JANUARY 27, 1976 IN BOOK 590 AS DOCUMENT NO. 549027 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.

PARCEL 3:

LOT TWENTY-EIGHT (28) AND TWENTY-NINE (29) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4:

LOTS THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 5:

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04/20/2022

LOTS 8 AND 9 IN BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.

PARCEL 6:

LOT 10 IN BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.

PARCEL 7:

LOT ELEVEN (11) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.

PARCEL 8: THE EAST HALF (E 1/2) OF LOTS 15 AND 16 IN BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03478 OF OFFICIAL RECORDS.

PARCEL 9: LOT SEVENTEEN (17) AND THE SOUTH 10 1/2 FEET OF LOT EIGHTEEN (18) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED JUNE 6, 1991 IN BOOK 910606 AS INSTRUMENT NO. 00707 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03478 OF OFFICIAL RECORDS.

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PARCEL 10:

THE NORTH 14 1/2 FEET OF LOT EIGHTEEN (18) AND THE SOUTH 23 1/2 FEET OF LOT NINETEEN (19), BLOCK SEVEN (7), CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 11:

THE NORTH ONE AND ONE-HALF FEET TO LOT NINETEEN (19), ALL OF LOT TWENTY (20) AND THE SOUTH HALF (S 1/2) OF LOT TWENTY-ONE (21), ALL IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 12:

LOT TWENTY-TWO (22) AND THE NORTH HALF (N 1/2) OF LOT TWENTY-ONE (21) AND THE SOUTH HALF (S 1/2) OF LOT TWENTY-THREE (23) ALL IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 13:

THE NORTH HALF (N 1/2) OF LOT TWENTY-THREE (23) AND ALL OF LOTS TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 14: LOTS TWENTY-SIX (26) AND TWENTY-SEVEN (27) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

22-0231
04/20/2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) See Attached Schedule I
 b) 139-34-210-014 thru 139-34-210-018
 c) 139-34-311-001 thru 139-34-311-007
 d) 139-34-311-017 thru 139-34-311-022

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$7,909,455.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$7,909,455.00
 d) Real Property Transfer Tax Due \$40,338.45
4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____
 Signature: _____

Capacity: Grantor
 Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

1060 Broadway, LLC and
 Oakwood Plaza, LLC and K&J Las
 Print Name: Vegas Endeavor, LLC

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: City Parkway V, Inc.

c/o World Investment Network,
 Inc. 1620 S. Los Angeles St., Unit C
 Address: _____

c/o Office of Economic and
 Urban Development, 495 S.
 Main Street, 6th Floor
 Address: _____

City: Los Angeles
 State: CA Zip: 90015

City: Las Vegas
 State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Company National Commercial
 Print Name: Services
 Address 8311 W. Sunset Road, Suite 100
 City: Las Vegas

File Number: NCS-937396-HHLV KR/ KR
 State: NV Zip: 89113

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

22-0231
 04/20/2022

SCHEDULE I

139-34-210-014

139-34-210-015

139-34-210-017

139-34-210-018

139-34-311-001

139-34-311-002

139-34-311-003

139-34-311-007

139-34-311-017

139-34-311-018

139-34-311-019

139-34-311-020

139-34-311-021

139-34-311-022

ASSESSOR'S COPY

22-0231
04/20/2022

Inst #: 20200831-0001021
Fees: \$42.00
RPTT: \$10633.50 Ex #:
08/31/2020 06:14:41 AM
Receipt #: 4192311
Requestor:
First American Title Insu
Recorded By: CHSHD Pgs: 3
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

A.P.N.: 139-34-210-016
File No: NCS-1015713-HHLV (KR)
R.P.T.T.: \$10,633.50

When Recorded Mail To: Mail Tax Statements To:
City Parkway V, Inc.
495 S. Main Street, 6th Floor
Las Vegas, NV 89101

GRANT, BARGAIN and SALE DEED

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

C. Verapappa, WW, LLC, a Nevada limited liability company

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

City Parkway V, Inc., a Nevada corporation

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

**LOT SEVEN (7) IN BLOCK SEVEN (7) OF CLARK LAS VEGAS TOWNSITE, AS SHOWN BY
MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE
COUNTY RECORDER, CLARK COUNTY, NEVADA.**

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.

Subject to

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

Date: 08/04/2020

22-0231
04/20/2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-34-210-016
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. a) Total Value/Sales Price of Property: \$2,085,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$2,085,000.00
- d) Real Property Transfer Tax Due \$10,633.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: Buyer/Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: C. Verapappa, WW, LLC

Print Name: City Parkway V, Inc.

Address: 42 S. Water Street

Address: 495 S. Main Street, 6th
Floor

City: Henderson

City: Las Vegas

State: NV Zip: 89015

State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-1015713-HHLV KR/ KR

Address: 8311 W. Sunset Road, Suite 100

City: Las Vegas

State: NV Zip: 89113

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

22-0231
04/20/2022

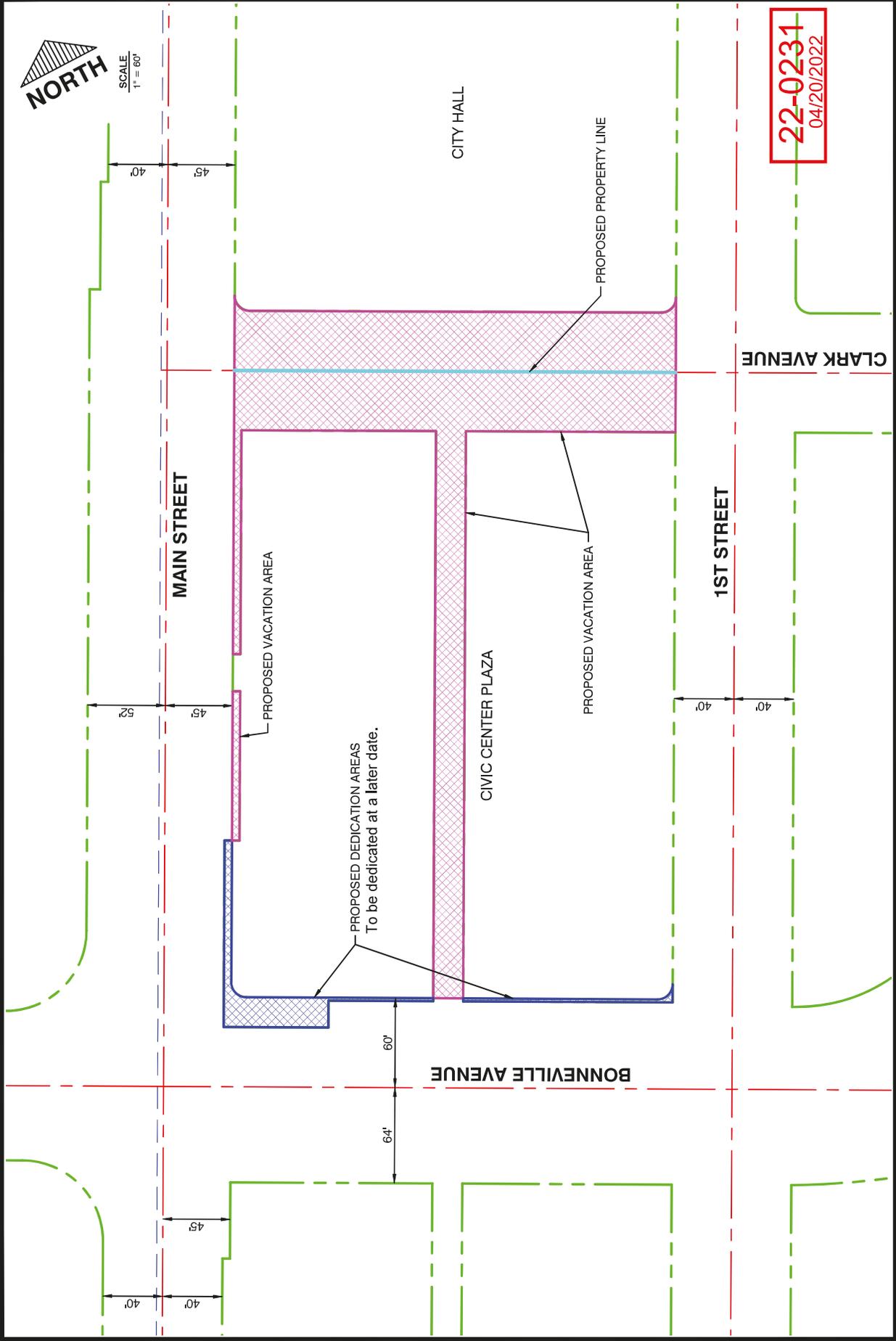


DEPARTMENT OF PUBLIC WORKS
 SURVEY & RIGHT-OF-WAY
 DATE: 3/24/22 (REV: 4/12/22) DRAWN BY: MKK
 SHEET: 1 OF 1

PROPOSED BOUNDARY & RIGHT-OF-WAY
 MODIFICATIONS EXHIBIT

CIVIC CENTER PLAZA

22-0231
 04/20/2022



4/12/22 CIVIL_GRAPH_PROJECTS_SURVEY\MK00-AM4868\WAS753\CD\PRODUCTION_DRAWINGS\WAS753R00-BOUND\DWG-11-11-CIVIC