

Vednesday 3/16/05 9-10

305579 FT. APPLIC T.M.

MAJOR SUBDIVISION MAP APPLICATIONS - DOCUMENT SUBMITTAL REQUIREMENTS

Map Type	Application	Copies of Mylar	Mylar	TM Checklist	Title Report	Easement Maps	Easement / R-O-W Documents	Deed	Disclosure Form	Assessor's Maps	CE Technical	Certification Tax Payment	Landscape Plan	Fire Permit Survey	Reports	Standard Fees	Major Project Fees
Tentative Map (TM)	1	22		1	1	3	1	1	1	2			1	1	4*	\$400 (plus \$2 per lot)	\$800 (plus \$4 per lot)
Final Map Technical Review (FMTR)	1	15			2**		1			2	1					\$300 (plus \$2 per lot)	\$600 (plus \$4 per lot)
Final Map (NFM)	1	1	1		1***							1				\$100 (no per lot fee)	\$200 (no per lot fee)
Final Map Technical Review Extension of Time (TRES)	1						1	1								\$200 (no per lot fee)	\$400 (no per lot fee)

Projects of Regional Significance Only** *No More Than 6 Months Old** *****No More Than 2 Weeks Old**

- To file a Tentative Map (TM) application, assemble required documents and schedule an appointment by calling (702) 455-4314.
- Attend the Planning Commission meeting (TM only). Staff recommendations are separately mailed by the Comprehensive Planning and Civil Engineering to the correspondent address on the application. To discuss a recommendation, contact the appropriate Department to resolve concerns prior to the hearing.
- MAJOR PROJECTS ONLY:** To file a Final Map (NFM), Final Map Technical Review (FMTR), or Final Map Technical Review Extension of Time (TRES), assemble the required documents and schedule an appointment by calling (702) 455-3256. Note: appointments should be made one to two weeks prior to any application filing deadline.
- A letter indicating the approval authority's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before a map can be recorded.
- The tentative map is approved for two years in which to record a Final Map. If a Final Map is recorded at the end of two years, an additional extension may be obtained for the Tentative map. The Final Map Technical Review is approved for one year in which to record the Final Map, with an Extension of Time (TRES) required if the map is not recorded.

Miscellaneous Notes

- REQUIRED: ALL SUBMITTALS SHALL BE LEGIBLE AND SUITABLE FOR REPRODUCTION.**
- COPIES:** Copies of maps must be submitted with each application as required below. All maps must be drawn by a Professional Land Surveyor. **PLEASE NOTE THAT ALL MAPS (except mylar) MUST BE FOLDED TO THE 9" x 12" STANDARD.**
- TITLE REPORT & EASEMENT / R-O-W DOCUMENTS:** The required Title Report must be from a reputable title company, be dated less than 6 months prior to the time of map submittal, show the names of the parties who may be required to sign the map, list all encumbrances on the property to be subdivided, and also include 1 copy of each document that created an encumbrance or easement on the property. An updated Title Report will be required for the Final Map Technical Review (FMTR) if the Title Report submitted for the Tentative Map (TM) is more than 6 months old. An updated Title Report not more than 2 weeks old is required to submit the Final Map (NFM).
- EASEMENT MAPS:** 3 copies of a map showing the locations of all easements on the property that are identified in the Title Report must be prepared and certified by a licensed Nevada Land Surveyor. All easements shown on the map shall reference their creating documents as identified in the Title Report.
- DEED:** An Extension of Time will only require a deed if ownership of the property has changed since the application approval.
- CIVIL ENGINEERING TECHNICAL STUDIES NOTICE:** 1 copy of the notices from the Civil Engineering Division (PAC, 1st floor, Clark County Government Center) indicating conditional acceptance of required technical impact studies (drainage, traffic, etc.) is required for the Final Map Technical Review (FMTR) only.
- CERTIFICATION OF TAX PAYMENT:** Original certificate (letter) from the Official who computes redemptions (Treasurer's Office) must indicate that there are no liens, local taxes, or assessments collected as taxes (except taxes or special assessments not yet payable) on the subject parcels according to the records of that Office.
- LANDSCAPE PLAN:** Not required if project has prior land use approval that required submittal of landscape plan.
- SUBMISSION TO CITY:** Proposed Tentative Map subdivisions within 3 miles of an incorporated City boundary must file a copy of the proposed map with that City's Planning Commission or governing board.

Stamp on easement exhibits
 need
 the City cross-section

CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES



CURRENT PLANNING DIVISION
500 So. Grand Central Parkway
P. O. Box 551841, Las Vegas, NV 89155-1841
(702) 455-4314 (702) 455-3271 FAX
www.accessclarkcounty.com

MEETING INFORMATION FOR APPLICANTS:

ATTENDANCE AT THE TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL, PLANNING COMMISSION AND/OR BOARD OF COUNTY COMMISSIONERS MEETING IS MANDATORY

Townboard <u>Spring Valley</u>	Secretary <u>Diana Morton</u>
Telephone <u>(702) 254-8413</u>	Application Number <u>WS-039065/TM-0161-05</u>
TAB/CAC MEETING DATE <u>April 12</u> TIME: <u>6:30 P.M.</u> - Waive E. Design same app	
MEETING LOCATION <u>West Flamingo Senior Center, 6255 W. Flamingo Rd., Las Vegas, NV</u>	
(Note: A copy of staff recommendations will be available for the TAB/CAC meetings after 12:00 p.m. the Wednesday prior to the TAB/CAC meeting.)	
PC MEETING DATE <u>April 19, 05</u>	TIME: <u>7:00 P.M.</u>
BCC MEETING DATE _____	TIME: _____
PC/BCC MEETING LOCATION: <u>Government Center Commission Chambers</u>	

*****PLEASE NOTE*****

The TAB/CAC's are not provided with a copy of any plans submitted to Current Planning. When attending the TAB/CAC meeting, you must bring copies of the following plans, as appropriate:

- Site plans
- Floor plans
- Elevations
- Landscape plans
- Wall plans
- Any other plans as appropriate

Since many applications act as design reviews, the TAB/CAC will be unable to make a recommendation regarding your application unless you (or your representative) are prepared to discuss all design elements of your project. If you cannot discuss the design elements of your project, or if you do not bring copies of the required plans, this could result in a delay of your PC or BCC action.



MAJOR SUBDIVISION MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE		DATE FILED: _____	APPLICATION NUMBER: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		FEE: _____	PLANNER INITIALS: _____
<input type="checkbox"/> FINAL MAP TECHNICAL REVIEW (FMTR)		CHECK #: _____	PC MEETING DATE (TM): _____
<input type="checkbox"/> FINAL MAP (NFM)		PROCESSED BY: _____	REFERENCE FILES: _____
<input type="checkbox"/> EXTENSION OF TIME ON FINAL MAP TECHNICAL REVIEW (TREM)		SEC/TWP/RANGE: _____	ZONING: _____
(Original Application #): _____		RNP: _____	AE DISTRICT: _____
		LAND USE GUIDE DESIGNATION: _____	
		COMMUNITY DISTRICT: _____	
<input type="checkbox"/> MAJOR PROJECT		PROPERTY OWNER: Mountain View Homes V, LLC a Nevada limited liability company	
<input type="checkbox"/> PROJECT OF REGIONAL SIGNIFICANCE		PHONE: (303) 840-6202	FAX: (303) 840-6343
<input type="checkbox"/> AVIGATION EASEMENT REQUIRED		APPLICANT: TRC-BV Engineering	
SUBMITTAL REQUIREMENTS		ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> ASSESSOR'S MAPS(2)		NAME: Valerie Livengood, TRC-BV Engineering	
<input type="checkbox"/> BLUELINES		ADDRESS: 8395 West Sunset Road, Suite 190	
<input type="checkbox"/> CE TECHNICAL STUDIES (FMTR)		CITY: Las Vegas	STATE: NV ZIP: 89113
<input type="checkbox"/> DISCLOSURE FORM		TELEPHONE: (702) 650-0572	FAX: (702) 307-4222
<input type="checkbox"/> EASEMENT / R-O-W DOCUMENTS		CELL: (702) 358-5868	E-MAIL (OPTIONAL): vlivengood@trcsolutions.com
<input type="checkbox"/> EASEMENT MAPS (TM)		ASSESSOR'S PARCEL NUMBER(S): 163-31-801-009	
<input type="checkbox"/> FIRE PERMIT SURVEY		PROPERTY ADDRESS AND/OR NEAREST CROSS STREETS: Sunset Road & Fort Apache Road	
<input type="checkbox"/> LANDSCAPE PLAN		TENTATIVE MAP NAME: Mountain View Homes	
<input type="checkbox"/> REPORTS		TENTATIVE MAP #: _____	
<input type="checkbox"/> TAX LETTER		GROSS ACREAGE OF TENTATIVE MAP / FINAL MAP: 5.00	
<input type="checkbox"/> TITLE REPORT		NUMBER OF LOTS (TENTATIVE MAP): _____	
<input type="checkbox"/> TM CHECKLIST		GROSS DENSITY (TENTATIVE MAP): _____	
		LOTS THISPHASE: _____	LOTS PREVIOUS PHASE: _____
STAFF USE ONLY			
EXTENSION OF TIME IS:		APPROVED _____	DENIED _____
COMPREHENSIVE PLANNING (CURRENT PLANNING)	DATE	DEVELOPMENT SERVICES (CIVIL ENGINEERING)	DATE

CLARK COUNTY COMPREHENSIVE PLANNING
 500 S. Grand Central Parkway, P.O. Box 551744, Las Vegas, NV 89155-1744
 PHONE: (702) 455-4314 FAX: (702) 455-3271

On Line (home page): http://www.accessclarkcounty.com/comprehensive_planning/comprehensiveplanning.htm

CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES
CURRENT PLANNING DIVISION
OWNERSHIP/APPLICANT DISCLOSURE FORM

Application # _____

Type of Business:

Individual Partnership Limited Liability Company Corporation Trust Other

Business Name (include d.b.a., if applicable): MOUNTAIN VIEW HOMES V, LLC

Business Address: 561 W. DIVERSEY PKWY #202
CHICAGO, IL 60614

Business Telephone: 773-871-9841

Disclosure of Ownership:

Except as noted below, business entities must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use transactions, extends to the applicant and the landowner.

Full Name	Title
<u>John VanKar</u>	<u>Manager</u>
<u>Jay Cass</u>	<u>Manager</u>
<u>Michael Loslovski</u>	<u>Manager</u>
<u>Larry Fread</u>	<u>Manager</u>

I certify under penalty of perjury, that all of the information provided herein is current, complete and accurate. I also understand that the Board will not take any action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.

[Signature]
Signature/Capacity

Michael Loslovski
Print Name

03/08/08
Date

CLARK COUNTY FIRE DEPARTMENT PERMIT SURVEY FORM

PROJECT ADDRESS Sunset Road & Fort Apache Road APPLICATION # _____
 PROJECT NAME Mountain View Homes DATE March 1, 2005
 ASSESSOR'S PARCEL NUMBER(S) 163-31-801-009
 CONTACT PERSON Valerie Livengood, TRC-BV Engineering PHONE # (702) 650-0572

INITIATING AGENCY: (Check Box and Staff Signature Required)

<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> BUSINESS LICENSE	<input type="checkbox"/> FIRE DEPARTMENT
<input type="checkbox"/> BUILDING DIVISION	<input checked="" type="checkbox"/> CURRENT PLANNING	<input type="checkbox"/> HEALTH DISTRICT

CHECK "Yes" or "No" for each item below that your building/project includes.

	YES	NO	
1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water supplied by a well or private water system
2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane tank(s)
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground or underground flammable/combustible liquid tank(s)
4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High-piled storage* (see definition below)
5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Spray paint booths
6.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Medical Gas Systems
7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Combustible Dust Producing Operations
8.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemicals – Storage, Manufacture, or Use **

Fire Dept. Review/Comments

Signature Date

* High-Piled Storage is storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves, where the top of storage is greater than 12 feet (3658 mm) in height. High-piled combustible storage also includes certain high-hazard commodities, such as rubber tires, Group A plastics, flammable liquids, idle pallets and similar commodities, where the top of storage is greater than 6 feet in height.

** Refer to the Clark County Fire Department's "Hazardous Materials Systems" Guideline.

A "Yes" response to any of the above conditions may require you to obtain a permit from the Clark County Fire Department (CCFD). CONTACT CCFD PLANSHECK AT (455-7100) IMMEDIATELY for permit requirements.

A "Yes" response to conditions #7 and #8 also requires Signature of Building Division below and may require approval of a Special Use Permit through the Current Planning Division.

NOTE: Title 30, Section 30.04.160, provides for the revocation of any land use approval not in compliance with Clark County Codes.

PRINT NAME Michael Latawski SIGNATURE _____

SELECT ONE: Property, Building, or Business Owner Occupant's Legal Representative Responsible Party

For Development Services – Building Division Use Only

Hazardous Occupancy Required? YES _____ NO _____ If yes, then Special Use Permit Required.

Signature of Building Division _____

<input type="checkbox"/> New Construction	<input type="checkbox"/> PAC Process	<input type="checkbox"/> Commercial
<input type="checkbox"/> Addition	<input type="checkbox"/> Walk-thru	<input type="checkbox"/> Residential
<input type="checkbox"/> Remodel		

- DISTRIBUTION -

AIR QUALITY MANAGEMENT	BUSINESS LICENSE DEPARTMENT	FIRE DEPARTMENT	HEALTH DISTRICT
DEVELOPMENT SERVICES:	BUILDING PLANS EXAMINATION	ZONING PLANSHECK	CURRENT PLANNING
	CUSTOMER		

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE!!!!!! WHEN MAP REDUCED FROM 11x17 ORIGINAL.

MAP LEGEND

Parcel Boundary
 Subd Boundary
 Road Easement
 P/UD Boundary
 Non-Parcel Lot Line
 Match Line / Leader Line
 Road ID Number

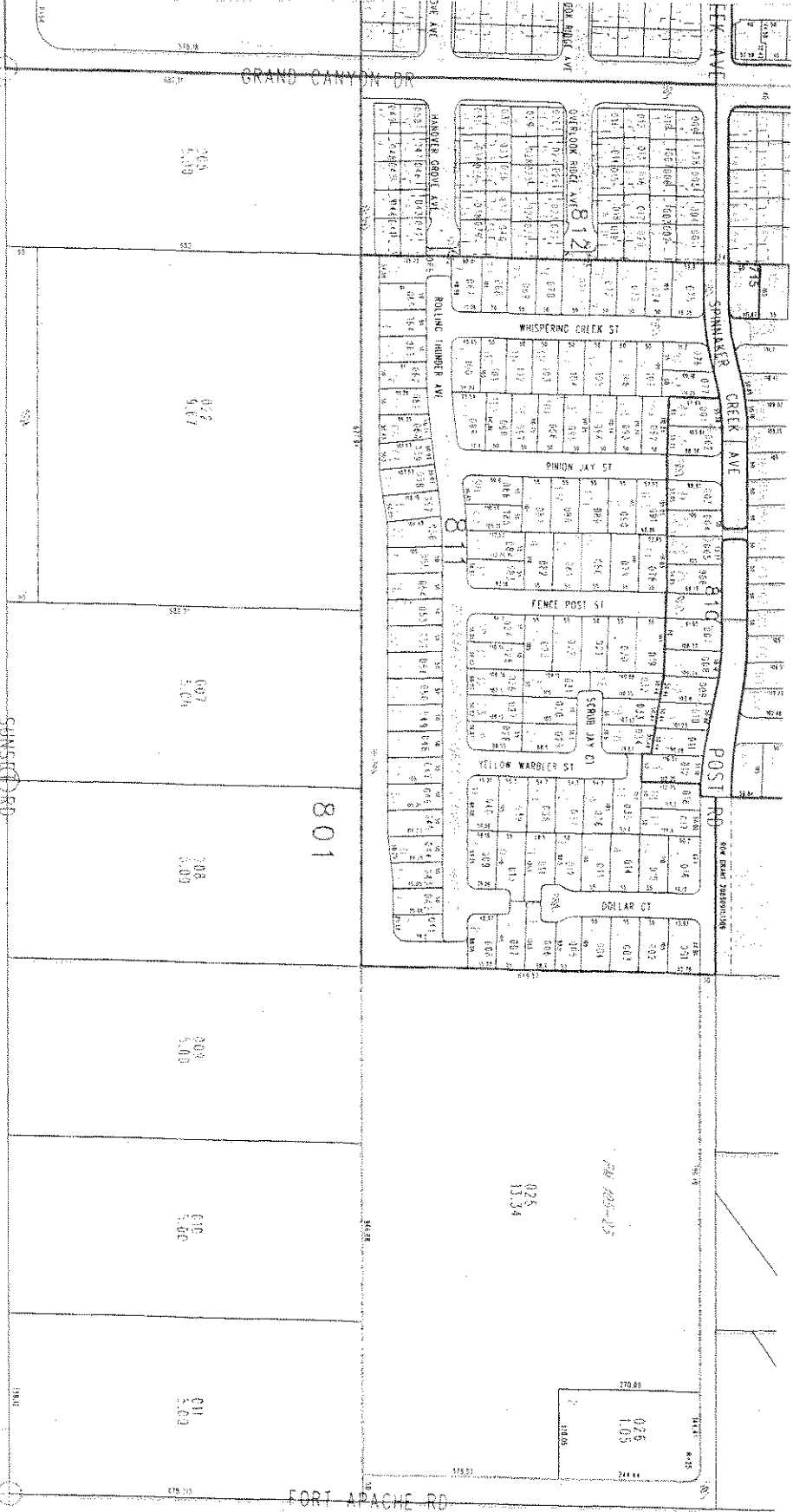
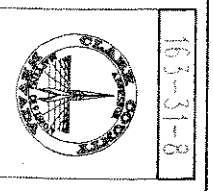
Average of Value: 45

ASSessor's PARCELS - CLARK CO., NV.
 W. W. Schottland, Assessor

0.01 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUB/SEQ NUMBER
 5 P/UD RECORDING NUMBER
 101 BLOCK NUMBER
 101 LOT NUMBER
 12 GOV. LOT NUMBER

12-5	R60E
137	138
154	152
175	177

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36



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This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(1:1) WITH MAP REDUCED TO 100% ORIGINAL

MAP LEGEND

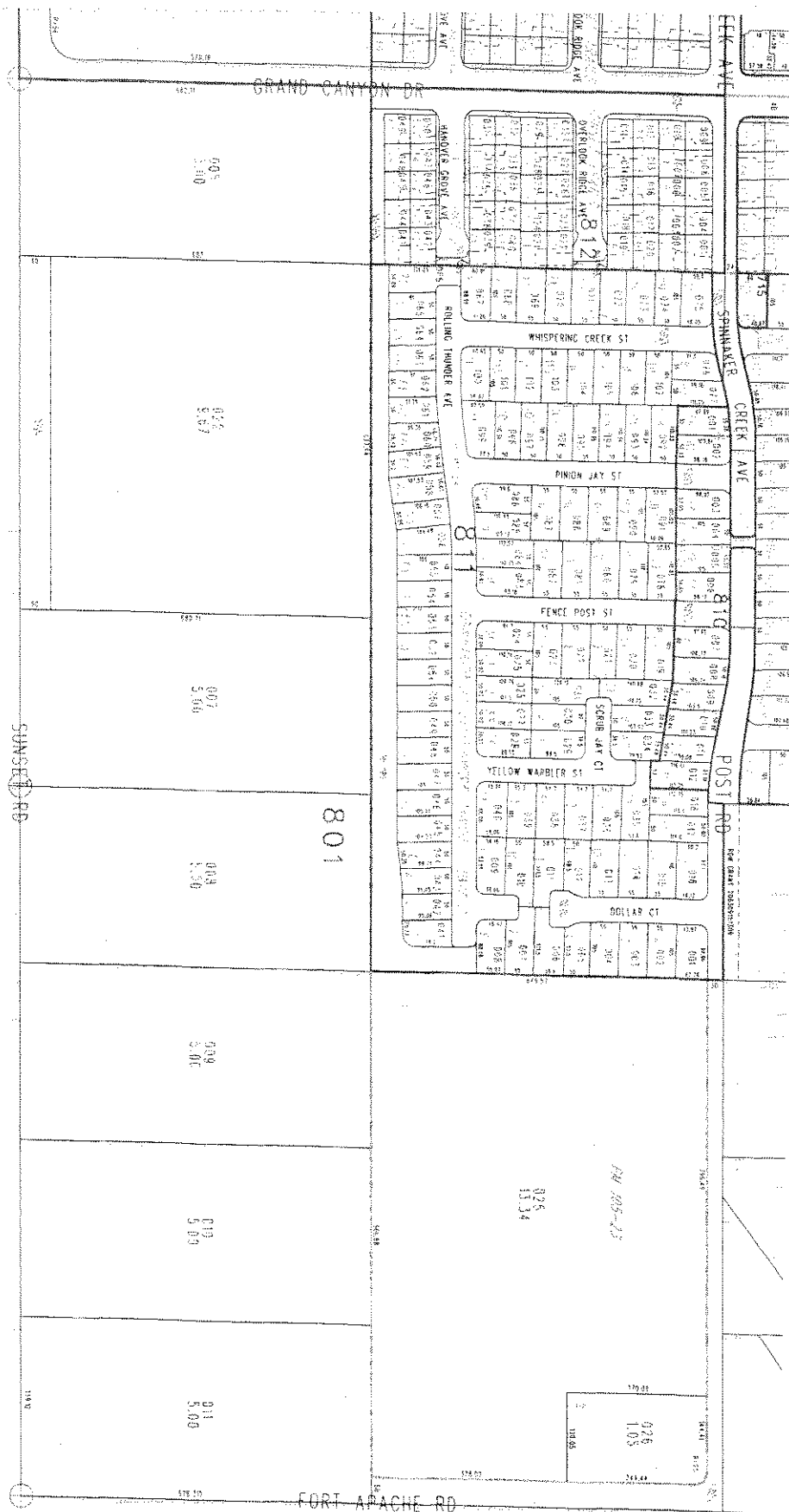
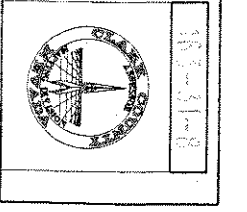
AVERAGE PARCEL VALUE: 45
 PARCEL BOUNDARY
 SUBD BOUNDARY
 ROAD ESTABLISH
 PAV/LO BOUNDARY
 NON-PARCEL LOT LINE
 MATCH LINE / LEADER LINE
 ROAD ID NUMBER

PARCEL NUMBER
 ACRES
 PLAT RECORDING NUMBER
 BLOCK NUMBER
 LOT NUMBER
 GOV LOT NUMBER

ASSessor's PARCELS - CLARK COUNTY, N.Y.

171A ROAD

171A ROAD	171B ROAD	171C ROAD	171D ROAD	171E ROAD	171F ROAD	171G ROAD	171H ROAD	171I ROAD	171J ROAD
137	138	139	140	141	142	143	144	145	146
147	148	149	150	151	152	153	154	155	156
157	158	159	160	161	162	163	164	165	166
167	168	169	170	171	172	173	174	175	176
177	178	179	180	181	182	183	184	185	186



Tentative Map Checklist

Project/Application Numbers: _____
 Assessor's Parcel Numbers (APNs): _____
 Planner: _____
 Date: _____

YES	NO	NA	✓ CHECK Each Line Item Below & Provide Comments or Information As Needed
			Subdivision name: <i>Mountain View Home</i>
			Location of cross streets:
			Document Submittal Requirements: As listed on Land Use Applications
			Are any required conditions being met by this application? Describe:
			Dept. of Aviation restrictions for properties within/adjacent to Cooperative Management Area (CMA)?
<input checked="" type="checkbox"/>			Common interest communities/subdivisions in compliance with NRS 116 & 117?
			The following tentative map components are required per 30.28 (3)(A-Z)
			Map preparation date (A)
<input checked="" type="checkbox"/>			Map scale (A)
<input checked="" type="checkbox"/>			Names, addresses, & telephone numbers of the following (C):
			Owners of record
			Subdivider
			Engineer who prepared the map
<input checked="" type="checkbox"/>			Lettering placed to be read from bottom right side of map with North indicator pointing away from the reader (B)
<input checked="" type="checkbox"/>			Legal description of land sufficient to describe the map location AND must include the following (D):
<input checked="" type="checkbox"/>			Graphic exterior subdivision boundary
<input checked="" type="checkbox"/>			Dimensions
<input checked="" type="checkbox"/>			Approximate acreage
<input checked="" type="checkbox"/>			Legality of lot (lot of record; no remnant lots)
		<input checked="" type="checkbox"/>	Existing legal nonconformity? (30.76)
<input checked="" type="checkbox"/>			Lot corners of adjoining subdivisions/tracts (F)
<input checked="" type="checkbox"/>			Recording data & recorded deed references for adjoining subdivisions &/or parcels
		<input checked="" type="checkbox"/>	Distance/location indicated on map if within one mile of Sanitation District &/or City boundary (NRS 278.340)
		<input checked="" type="checkbox"/>	Development plan for entire area if plat is portion of larger holding intended for subsequent development (L)
			Project phasing
<input checked="" type="checkbox"/>			Vicinity or key map showing the relation of the subdivision to its area location (V)
			Sites proposed for reservation/dedication for public parks, schools, playgrounds, &/or other public uses (S)
		<input checked="" type="checkbox"/>	Lot layout, lot number, & approximate dimensions of each lot (K)
		<input checked="" type="checkbox"/>	Double frontage &/or through lots
			Public access easement required? (30.52)
			Cross access easement required? (30.56.080)
		<input checked="" type="checkbox"/>	Lot density to zoning (RNP-II)
<input checked="" type="checkbox"/>			Landscaping location, width, area, easement/common area (verify against previously approved land use application)
<input checked="" type="checkbox"/>			Landscaping maintenance agreement to specify responsible party (statement on map)
<input checked="" type="checkbox"/>			Statement regarding protective covenants & deed restrictions which the subdivider will enforce (W)
<input checked="" type="checkbox"/>			Proposed use of property (note on map is sufficient) (R):
			Planned Unit Development &/or multi-family development standards
			Calculation for Planned Unit Development open space & parking
			Parking spaces required (including dimensions)
			Mobility impaired parking spaces required
			Design
			Drive aisles & Driveways, including dimensions (PUD & commercial)
<input checked="" type="checkbox"/>			Trash enclosures (multi-family & commercial)

YES	NO	NA	✓ CHECK Each Line Item Below & Provide Comments or Information As Needed
		X	Locate & outline (to scale) all structures within the subdivision (M):
		X	Identify structures to remain or be removed from subdivision site
		X	Other physical features that influence the subdivision's layout or design, such as:
X			Maximum height of zoning district or maximum height allowed per land use application approval
X			Setbacks
		X	Energy efficient design (30.56)
		X	Group mail delivery boxes (residential only) (need Post Office approval stamp)
X			Contour lines of entire subdivision must indicate the following ground slopes and contour intervals (H):
			2' contour intervals for ground slopes between level & 40%
			5' contour intervals for ground slopes between 40% & 80%
			10' contour intervals for ground slopes exceeding 80%
			Specify slope limits & comply with hillside development regulations if slopes exceed 12% (Hillside Checklist required?)
X			Location, names, proposed grades & widths of streets & highways within proposed subdivision and as shown on Plan (E)
			Must include the following:
X			Location, names, present widths, & improvements of adjacent streets (G)
X			Compliance with Street Naming & Address policy
X			Street names shown on existing and proposed streets for residential development
X			Public/Private streets (private/common element)
		X	Block length
X			Location of sidewalks (U)
X			Location of proposed improvements (on-site & off-site), including shared access (T)
X			Access issues resolved, including secondary access for emergency vehicles
X			Show full cross sections of all proposed, existing, & previously approved streets within or adjacent to map boundary
X			Show street cross sections for abutting alignments with 150 feet of proposed right-of-way
X			Radii of all curves (J)
X			Location & width of existing & proposed easements for drainage, sewage, public utilities, and other purposes (I)
			Identify easements to be vacated and all applications required for various easements (may be shown on easement map)
X			Locate areas subject to inundation or stormwater overflow (N)
			Location, widths, and direction of flow for all watercourses and proposed stormwater drainage & facilities
			Depict limits of 100-year flood plain
			Location & size of existing culverts, drainpipes, watercourses, natural drainage channels & any proposed relocations (O)
X			Sources & availability of water supply & sewer utility distribution system proposed for use must include (P, Q, Z):
X			Location &/or statement on tentative map
X			Proposed size & location of existing water & sewage disposal mains
X			Proposed location of fire hydrants (residential development only)
X			Known, mapped, or observable faults & fissures, including setbacks to same (statement &/or location on map) (X)
X			All groundwater depths historically within 20' of existing ground surface (statement &/or location on map) (Y)
ADDITIONAL COMMENTS/REQUIREMENTS:			
DR/TM/VS Companion Item - TM to match any changes to DR			

Chicago Title Insurance Company

ALTA Owners Policy 1992

This is a pro forma policy prepared on January 7, 2005 at the request of the buyer for the sole use and benefit of the proposed insured named below, subject to the provisions of Notes Nos. 1 and 2 following the end of Schedule B.

SCHEDULE A

File No. 04127261

Policy No. PRO-04127261

Date of Policy: Date of Recordation at Time of Recordation

Amount of Insurance:

\$3,500,000.00

Premium: \$TBD

1. Name of Insured:

Mountain View Homes V, LLC a Nevada limited liability company

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

Mountain View Homes V, LLC a Nevada limited liability company

4. The land referred to in this policy is described as follows:

The East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 31, Township 21 South, Range 60 East, M.D.B.&M., Nevada.

This policy valid only if Schedule B is Attached

Chicago Title Insurance Company

ALTA Owners Policy 1992

File No. 04127261

Policy No. PRO-04127261

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. State, County and/or City taxes for the fiscal year 2004-2005 a lien in the total amount of \$13,466.30
Parcel No. : 163-31-801-009
First installment of \$3,366.56 due on or before August 16, 2004 - Paid
Second installment of \$3,366.58 due on or before October 4, 2004 - Paid
Third installment of \$3,366.58 due on or before January 3, 2005 - Paid
Fourth installment of \$3,366.58 due on or before March 7, 2005 - Not Yet Due
2. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Clark County Assessor, per Nevada Statute 361.260.
3. Water rights, claims or title to water, whether or not shown by the public record.
4. Mineral rights, reservations, easements and exclusions in patent from the United States of America.
Recorded : September 24, 1979 in Book 1122
Document No. : 1081133, Official Records.

Said patent further reserves, and is subject to, a right-of-way not exceeding thirty-three (33) feet in width for roadway and public utility purposes.
5. Any rights, interest, or claims which may exist or arise by reason of the following facts as disclosed on the Survey
Prepared by : David W. Engel, PLS No. 13661
Dated : September 13, 2004
Job No. : CD04079
A. Sewer lines
B. Gas lines
C. Drainage and wash
6. A Deed of Trust to secure an indebtedness of the amount stated herein below
Dated : _____
Amount : \$3,000,000.00
Trustor : Mountain View Homes V, LLC a Nevada limited liability company
Trustee : _____
Beneficiary : Cole Taylor Bank, an Illinois banking corporation
Recorded : _____ in Book _____
Document No. : _____, Official Records.

This policy valid only if Schedule B is Attached

Chicago Title Insurance Company

ALTA Owners Policy 1992

File No. 04127261

Policy No. PRO-04127261

This policy valid only if Schedule B is Attached

Chicago Title

Chicago Title Agency of Nevada, Inc.
A Nevada Corporation
(702) 836-8000

P. O. Box 70480
Las Vegas, Nevada 89170-0480



THIS LETTER TO BE ISSUED AT THE TIME OF POLICY

Escrow Number: 04127261-081-KRF

Property:

, NV

Dear :

We are pleased to have been able to handle your recent purchase of the above described property. In order for your file to be complete, we are enclosing the following:

A.L.T.A. OWNERS POLICY OF TITLE INSURANCE

We look forward to having the opportunity to assist you in your future real estate transactions.

Sincerely,

Bob Cannata
Title Operations Manager
Chicago Title

Enclosure

File No. 04127261

ENDORSEMENT 103.5
Attached to and forming a part of
Policy No. PRO-04127261
Issued by

CHICAGO TITLE INSURANCE COMPANY

The Company hereby insures the insured against loss which the insured shall sustain by reason of damage to existing and future improvements, including lawns, shrubbery or trees, resulting from the exercise of any right to use the surface of the land for the extraction or development of water excepted from the description of the land or shown as a reservation in Schedule B.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Dated:

Pro Forma

Authorized Signatory

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY



By

[Handwritten Signature]

President

ATTEST

[Handwritten Signature]

Secretary

File No. 04127261

ENDORSEMENT 100.29
Attached to and forming a part of
Policy No. PRO-04127261
Issued by

CHICAGO TITLE INSURANCE COMPANY

The Company insures the insured against loss which the insured shall sustain by reason of damage to existing and future improvements, including lawns, shrubbery or trees resulting from the exercise of any right to use the surface of the land for the extraction or development of the minerals excepted from the description of the land or shown as a reservation in Schedule B.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Dated:

Pro Forma

Authorized Signatory

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY



By

[Handwritten Signature]

President

ATTEST

[Handwritten Signature]

Secretary

CLTA ENDORSEMENT FORM 100.29 (Rev. 9-10-93)
ALTA or CLTA - Owner or Lender
(Minerals - Surface Damage)

File No. 04127261

ENDORSEMENT 103.7
Attached to and forming a part of
Policy No. PRO-04127261
Issued by

CHICAGO TITLE INSURANCE COMPANY

The Company hereby insures the insured against loss or damage which the insured shall sustain by reason of the failure of the land to abut upon a physically open street known as Sunset Road.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Dated:

Pro Forma

Authorized Signatory

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY



By

Robert J. St. E.

ATTEST

President

Red Pigeon

Secretary

Nevada. 039792

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant
Victor Scimo,

pursuant to the provisions of the Act of Congress approved June 1, 1928 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 21 S., R. 60 E.,

Sec. 31, E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$.

The area described contains 5 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1928. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the
SECOND day of APRIL in the year of
our Lord one thousand nine hundred and FIFTY-EIGHT
and of the Independence of the United States the one hundred
and EIGHTY-SECOND.

[SEAL]

For the Director, Bureau of Land Management.

By Rose M. Beall
Chief, Patents Section.

Patent Number 1180858

BOOK 1122

1081133

5-2

Return To:
Victor Scimo
343 A Lado De Loma Dr.
Vista CA 92083

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

Victor Scimo
SEP 24 11 32 AM '79

FEE 400 DEPUTY 100
OFFICIAL RECORDS
BOOK INSTRUMENT

1122

1081133

462

MOUNTAIN VIEW HOMES V, LLC
561 W. DIVERSEY PKWY, STE. 202
CHICAGO, IL 60614
(773) 871-9841

COLE TAYLOR BANK
CHICAGO, ILLINOIS 60602
2-34-710

3/4/2005

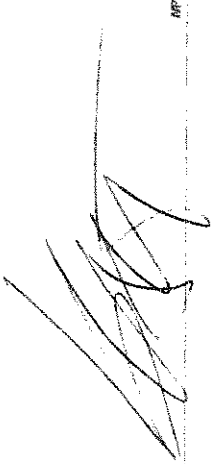
PAY TO THE
ORDER OF

Clark County Development Services

\$ **574.00

Five Hundred Seventy-Four and 00/100***** DOLLARS

Clark County Development Services
500 South Grand Central Pkwy
Las Vegas, NV 89155



MEMO

Tentative Map Application (\$400.00 + 78 lots @ \$2.00 each)

⑈001020⑈ ⑈071000343⑈ 0692 12503⑈

MOUNTAIN VIEW HOMES V, LLC
Clark County Development Services

1020

3/4/2005
A&D Draw 2: Tentative Map Application (\$400.00 + 78 lots @

574.00

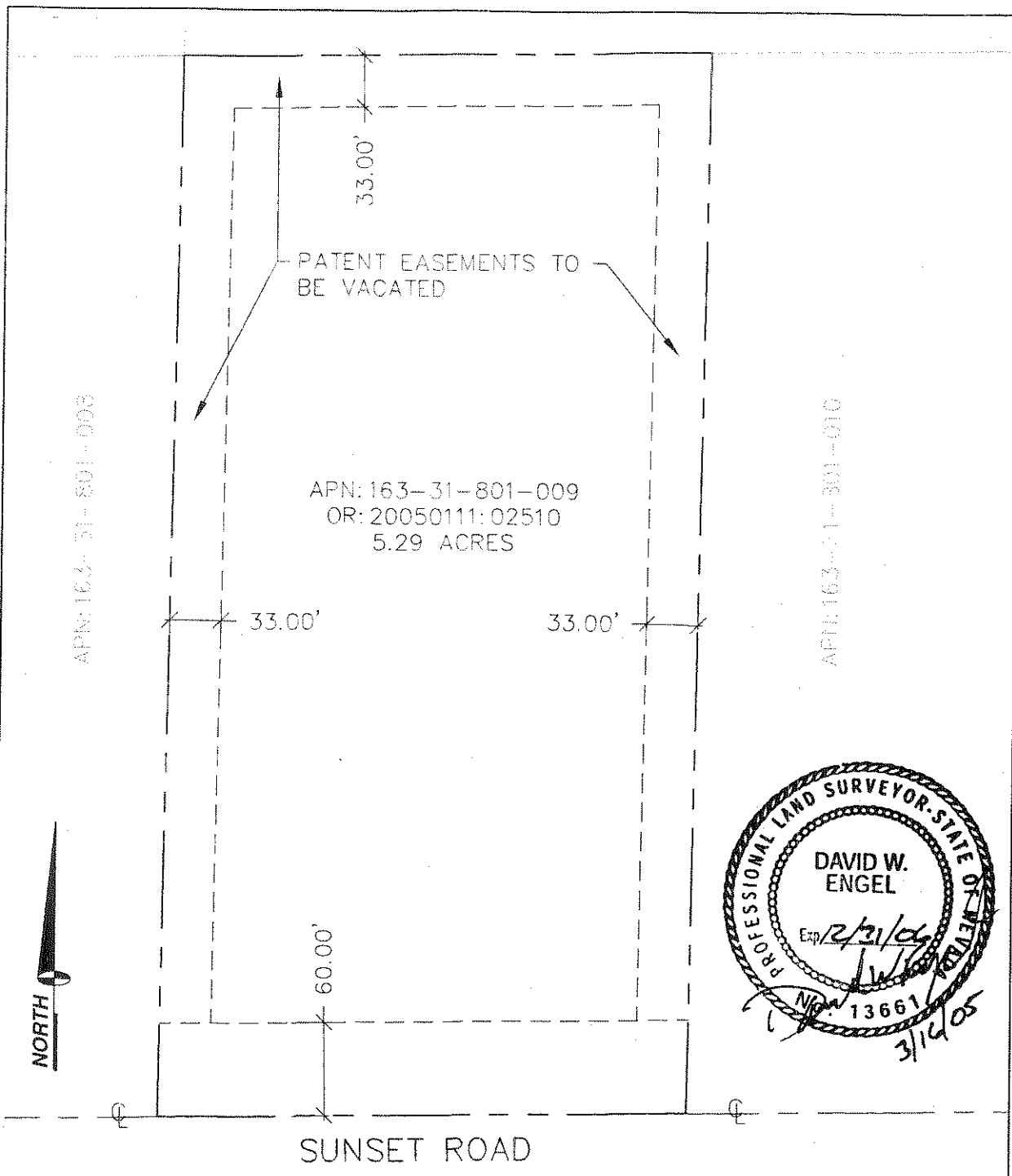
Cole Taylor Checking 069 Tentative Map Application (\$400.00 + 78 lots @ \$2.00 eac

574.00

Details on back



Security Features included



P: \Civil\Projects\BV Engineering\CD04079\Survey\Drawings\ESMT-VAC.dwg

DATE: 01/21/2005

JOB #: CD04079

SCALE: 1" = 100'

SPECTRUM
SURVEYING &
ENGINEERING

7351 W. CHARLESTON BLVD.
SUITE 120
LAS VEGAS, NEVADA 89117
OFFICE: (702) 367-7705
FAX: (702) 367-8733

EASEMENTS TO BE VACATED
PT. SE1/4, SE1/4,
SECT. 31, T21S, R60E, M.D.M.



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MOUNTAIN VIEW HOMES V, LLC MANAGERS

PRINT

Corporation Information			
Status:	Active	File Date:	10/4/2004
Type:	NRS86 - Domestic Limited-Liability Company	Corp Number:	LLC23011-2004
Qualifying State:	NV	List of Officers Due:	10/31/2005
Managed By:	Managers	Expiration Date:	10/4/2504
Foreign Name:		On Admin Hold:	False

Resident Agent Information			
Name:	NATIONAL REGISTERED AGENTS INC OF N	Address 1:	1000 EAST WILLIAM STREET
Address 2:	#204	City:	CARSON CITY
State:	NV	Zip:	89701
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip:	

[View all corporations under this resident agent](#)

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers			
			<input type="checkbox"/> Include Inactive Office
Member - MOUNTAIN VIEW HOMES I, LLC			
Address 1:	561 W DIVERSEY PKWY STE 202	Address 2:	
City:	CHICAGO	State:	IL
Zip:	60614	Country:	
Status:	Active	Email:	



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Information On File

ID Number: 20011141765
 Name: MOUNTAIN VIEW HOMES I, LLC

Registered Agent: MICHAEL LASTOWSKI
 Registered Agent Street Address: 14319 E GRAND DR STE 175, AURORA, CO
 United States
 Registered Agent Mailing Address:

Principal Office Street Address: 561 W. DIVERSEY, SUITE 202, CHICAGO, IL
 United States
 Principal Office Mailing Address:

Status: Good Standing
 Form: Limited Liability Company
 Jurisdiction: Colorado
 Formation Date: 07/18/2001
 Term of Duration: Perpetual
 Annual Report Month: July

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