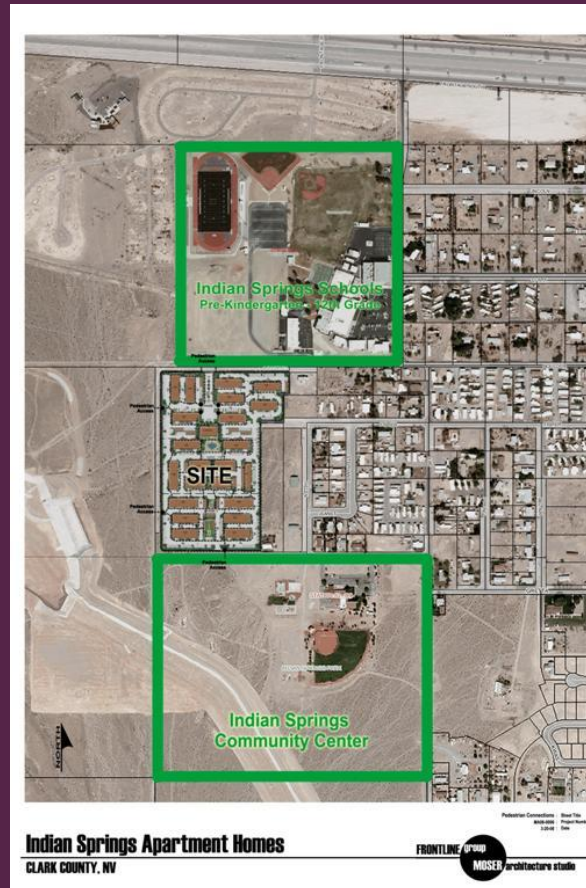


INDIAN SPRINGS APARTMENT-HOMES

875 W Boulder Lane, Indian Springs, NV 89018

BY INDIAN SPRINGS INVESTMENTS, LLC



Mason B. Harvey, Mason B. Harvey, CHTD.

Stephen Schneider

Managing Members/Principals/Owner Nevada Real Estate Licensee's

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Yucca Mt Repository

Nevada Test & Training Range area

Nevada Test Site

Desert Rock Airport

Creech AFB

Ind Spgs Apt Hms

Correctional Facilities

Apex Ind Park

Pahrump

Las Vegas

Spring Valley

Paradise

Clark

Whitney

Enterprise

Henderson

Image Landsat
© 2015 Google

Google earth

Imagery Date: 4/9/2013 36°23'21.27" N 115°37'57.99" W elev 6538 ft eye alt 82.37 mi

CREECH AIRFORCE BASE Indian Springs, NV



The primary land use within Indian Springs is the "new" Creech Air Force Base. On June 20, 2005, with the transfer of the unmanned aviation mission to Indian Springs underway, the US Air Force redesignated Indian Springs AFAF (Air Force Auxiliary Field) as Creech Air Force Base in honor of General Wilbur L. Creech – the "father of the Thunderbirds". In a defining moment of history, on the Nellis AFB Range, the Predator conducted the first successful firing of a Hellfire missile in February 2001. This transformation of a reconnaissance platform into an offensive weapon would, in a few short years, transform Indian Springs from a center of support to a center of operations reaching far beyond the horizons of the Nevada desert. The shifting of a global remotely piloted aviation mission to Creech AFB to include aircrew training, and the supporting, directing, and coordination of combat sorties halfway across the world has continued to the present. On November 9, 2006, the Air Force activated the 42nd Attack Squadron at Creech to operate the next stage in remotely piloted aircraft development, the MQ-9 Reaper. The service also provided for direct leadership of these missions on May 1, 2007, with the activation of the 432d Wing at Creech. Finally, the full spectrum of these operations was formally recognized when the 432nd Air Expeditionary Wing was activated at Creech on May 15, 2008, which includes the 432nd Air Expeditionary Wing "Hunters" and is home to the Joint Unmanned Aircraft System Center of Excellence. The wing oversees operations of the 432nd Operations Group, 432nd Maintenance Group, 732nd OG, 11th Attack Squadron, 15th ATKS, 17th ATKS, 18th ATKS, 20th ATKS, 22nd ATKS, 30th RS, 42nd ATKS, 44th RS, 89th ATKS, 867th ATKS, 432nd Operations Support Squadron, 432nd Aircraft Maintenance Squadron, 432nd Maintenance Squadron, and 432nd Aircraft Communications Maintenance Squadron. The base also hosts the operations of the 556th Test and Evaluation Squadron, 99th Ground Combat Training Squadron, and 98th Southern Ranges Support Squadron, along with those of the Air Force Reserve's 78th and 91st Attack Squadrons, and Nevada Air National Guard's 232nd Operations Squadron, and various other Air Force Reserve and Air National Guard units around the country. The missions of these and other tenant units are supported by the 799th Air Base Group, a geographically separated unit of the host 99th Air Base Wing at Nellis AFB. ([Fact Sheets \(af.mil\)](#)).

Shortly after the 3600th Air Demonstration Team "Thunderbirds" moved to Nellis AFB in June 1953, the Indian Springs airfield became their primary air demonstration practice site. Today Creech continues to serve as the aerial demonstration training site of the Thunderbirds, and to play a major role in ongoing Overseas Contingency Operations as the home base of the Predator and Reaper remotely piloted aircraft systems et al, which fly daily missions in Afghanistan, Iraq, the Middle East and elsewhere around the world.

This base currently **employs at least 3,500+ active duty military as well as civilians** (an increase of at least three to four fold in a very short period of time). This is anticipated to increase substantially with the advances in the various unmanned spy plane and related programs. No on-base housing translates to a commute time of 35 – 90 minutes depending on where in the Las Vegas Valley it initiates.

Indians Springs Property Summary



Market Area

The subject development is located in the far northwestern portion of Clark County, approximately 25-35 miles northwest of the developed metropolitan area of Las Vegas, within the town of Indian Springs.

Indian Springs Submarket

Indian Springs has very little standard, "stick-built" subdivision-style development similar to what is found within metropolitan Las Vegas. Other "bedroom communities" found in outlying areas include Mt. Charleston, Cold Creek, Pahrump, Moapa, Logandale, Mesquite, and Sandy Valley. Indian Springs is significantly closer in proximity to the Las Vegas metropolitan area, is at an elevation of approximately 3,100' and has an established base of public services, including Clark County schools (K-12) and municipal sewer, with water supplied by the Indian Springs Water Company (a quasi-municipal entity). The Las Vegas Metropolitan Police Department's Northwest Area Command maintains resident officers in the town itself for police services. The Nevada Highway Patrol also maintains a Southern Command Substation here.

Acreage: The subject's net site area is **16.44 net acres**.

Improvements: The subject property is currently unimproved vacant land. Paved roads, water and sewer, as well as electric, and telephone are either at, or very close to the subject.

Zoning: *Approved for 304 multi-family units*, subject to the Development Agreement with Clark County, DA-0347-15 & ORD-0556-15), recorded 8-5-2015 (Inst# 20150805-0001899).

Existing Zoning Classification: **Multiple-Family Residential [18 Units per Acre] (R-3)**

Land Use: Compact Neighborhood (up to 18 du/ac)

Assessor's Parcel Number: **059-08-701-059**

Legal: **Parcel Map File 120 Page 70** (A portion of the NW4, SE4, Section 8, T-16S, R-56E, M.D.M. Clark County, NV)

Utilities: Public utilities available to service the subject site include the following:

Electricity:	NV Energy (Sierra Pacific)
Natural Gas:	N/A
Water:	Indian Springs Water Company (a quasi-municipal entity)
Sewer:	Clark County Municipal Sewer (CCWRD)
Telephone:	Sprint Centel Telephone Company
Disposal:	Silver State Disposal
Communication/ Internet:	Valley Communications Inc.

Adjacent Land Uses

Adjacent and surrounding land uses generally consist of manufactured homes and single-family residences to the east, with vacant land and a recently completed drainage retention facility to the west, public uses include elementary, middle, and high schools with ball fields and track facility to the north, civic center with library & swimming pool, baseball field, playground & the local fire department to the south. A commercial zoned (C-1), telephone facility is located on an adjacent one-half acre parcel to the northwest. The subject development, as proposed, generally conforms to adjacent and surrounding land uses.

Area Description

The subject property is located within the town of Indian Springs. Indian Springs is located 25 - 35+/- miles northwest of the developed portion of metropolitan Las Vegas (Centennial Center/Town Center), with a population in Southern Nevada of over 2.1 million (2016). In 1906 Indian Springs became a way station and watering place for the Las Vegas and Tonopah Railroad. The original rail line ran under what is now Highway 95. The LV&T ceased operation in 1918. Indian Springs today, is a small, rural town comprised largely of mobile homes in parks or on larger private parcels, several churches, and a location which benefits greatly from its adjacency to US Highway-95 directly across the highway from Creech AFB (<http://www.creech.af.mil/>), Air National Guard, the High Desert State Prison and Southern Desert Correctional Center camp & facilities, the Nevada National Security Site (<https://www.nnss.gov/>) [formerly the Nevada Test Site and Training Range] and the Yucca Mountain Repository (<https://www.nei.org/Issues-Policy/Used-Nuclear-Fuel-Management/Disposal-Yucca-Mountain-Repository>). All public services are provided within the town of Indian Springs, and it is located within the Clark County service area, and has fire, municipal sewerage, police protection, a part of the Clark County School District (rated in the top tier for the CCSD).

Indian Springs, Nevada is now getting some serious attention by home builders AND retail developers!

Family Dollar has finalized its construction and opened years end 2019 an expanded plan size which includes a larger, expanded refrigerator section for perishables, AND

Terrible Herbst began grading their **site late** September of 2019 - developing their fueling depot (RV's and Passenger vehicles) and expanded convenience store, casino and a **Bob's Big Boy** sit down restaurant (a first to Southern Nevada) - Fall saw their grand opening 2020! *Terrible Herbst Oil owns & operates over 147 stores in four southwestern states.*

Touchstone Living has ***sold out*** their detached SFR's since opening their model on or about June of 2019. They closed escrow on approximately 39 finished lots in the 3rd Quarter of 2018.

Beazer Homes new Solaris subdivision broke ground (10-1-19) on their 187 lots of SFR detached product - vertical construction & sales underway since Sept 2020 with over 50+ presales – SOLD OUT 2023!!!

The town is slated for hi-tech fiber optic data and communications service and is now in the midst of planning functions to provide same - from Valley Communications Association!

Timing is right for this 304 apartment-home project!

Capturing just 5±% of the "captive daily commuters" will fill this future development - how difficult could that be?!

Creech AFB currently employs at least 3,500+ active duty military as well as civilians (an increase of at least three to four fold in a very short period of time). This is anticipated to increase substantially with the advances in the various unmanned spy plane and related programs. No on-base housing translates to a commute time of 35 – 90 minutes depending on where in the Las Vegas Valley it initiates.

<https://www.reviewjournal.com/news/military/nellis-commander-keeps-air-force-bases-humming/> 5-8-2017

Employment

Employment

Employment within and adjacent to Indian Springs is primarily comprised of the following:

<u>Employer</u>	<u>Total number of current employees</u>
High Desert State Prison	789±
Southern Desert Correctional Center and adjacent camps	211±
Total Prison	1,000±*
CCSD Indian Springs Schools	52
Creech Air Force Base, ANG, DOD civilians & contractors	3,500±**
NNSS	1,500±***
TOTAL LOCAL EMPLOYMENT	6,000+

*Prison employees are paid \$7.50 per day as a travel allowance (over 25 miles distance & if employed prior to 2011). There is an approximate 30 minute commute time each way to Las Vegas Valley. The Nevada Department of Corrections is willing to provide the employees with information on the housing opportunity at such time as it becomes available. Source: Suzanne Pardee, Public Information Officer, Nevada Department of Corrections.

****Creech AFB - NO on-base housing** It is located 53 miles from the Nellis AFB gate; however, it is located directly across the highway (literally) from the town of Indian Springs, where many of the those servicing Creech AFB are currently housed. Others have private housing in the Las Vegas Valley. The Air Force has spent \$180 million for capital improvements at Creech in the last five years and will spend \$100 million for capital improvements in the next five years and is one of the fastest growing bases in the nation with a \$700 million dollar expansion and plans for an additional 1.2 million sq.ft. to the existing 3.6 million sq.ft. The USAF plans on building an additional 5 drone operation centers over a 5 year period, accounting for approx. 1.5 billion dollars in capital improvements, 400-500 pilots & crew personnel would be assigned to each base for another 1.5 billion dollars. Adding approximately 75 Reapers and 150 Predators and increase the flying squadrons from the current number of 8 to a new total of 17.

(<http://www.latimes.com/world/middleeast/la-fg-drone-pilots-20151210-story.html>)

*****Nevada National Security Site** (Nevada Test Site) living facilities are very limited, so most personnel commute. The number of people at the site varies but averages 1,500 to 2,000 per day. There are no facilities there for married couples and no family facilities, as children are restricted on the site. The mission at the NTS is being transitioned to incorporate a new National Center for Nuclear Security to incorporate additional non-proliferation and homeland security work, requiring modest growth. The gate is approximately 75 miles from town.

<https://www.reviewjournal.com/local/local-nevada/honeywell-unit-wins-5b-contract-to-run-nevada-national-security-site/> RJ News article 5-12-2017

Population

The population of Indian Springs was estimated to be over 1,000 persons for 2022-2023. Dwellings: 860 (78.4% owner occupied, 21.6% renter occupied), a median age of 60 years for both male & female, 86% White/11% Hispanic or Latino, Median Household Income \$54,181, Per Capita Income \$29,149, Median Home Value \$351,000 (<http://www.city-data.com/city/Indian-Springs-Nevada.html>) Substantial growth is anticipated over the next few years due to its proximity to the various nearby "employment centers".

	Single	Duplex	Mobile				TOTAL
ZIP		3 & 4-					
Code	Family	Plex	Home	Apartment	Townhome	Condo	DWELLINGS
89018	326	0	534	0	0	0	860

Geotechnical Soil Analysis / Environmental Site Assessment Phase I

The subject property is comprised of relatively level or gently sloping terrain. Geotechnical evaluation studies were performed and completed by GeoTek, Inc., initially on or about July 26th, 2004 (GTI-Nevada Work Order No. 5428 – LV6). A number of test borings were performed throughout the site. The findings of these evaluations noted that the subject property was suitable for development, with no unusual, unique, or mitigating conditions or circumstances. A **Phase I ESA** was performed by GeoTek, Inc., on or about Aug. 26, 2016 (Proposal No. 13095-LV2-ESA), with the revealed no evidence of a recognized environmental condition or environmental concern at the subject site.

Hydrology

The subject property is located just northeast of a recently completed detention basin, known as the “Indian Springs Detention Basin”. This detention basin re-directs the watershed flows to the north and west, away from this subject property and the town itself. According to the Regional Flood Control, this property is in a prime location for building relative to any concerns regarding drainage issues.



U.S. AIR FORCE
Creech Air Force Base
Indian Springs, Nevada



SITE/MARKET ANALYSIS



PRESENTS

SITE/MARKET ANALYSIS

FOR

INDIAN SPRINGS INVESTMENTS, LLC



INDIAN SPRINGS APARTMENT HOMES

September 19, 2016

I. SITE SUMMARY

The location of the subject, Indian Springs Apartment Homes (ISAH), is "above average" for the town of Indian Springs. As seen on the map below, the units are in an ideal location for the employees at the Creech AFB, the adjacent Clark County schools, nearby High Desert Prison, and the Nevada National Security Site (NNSS, formerly Nevada Test Site).



The apartment homes are adjacent to the Indian Springs Elementary, Middle, and High School campuses as well as the Indian Springs Community Center. It is also walking distance from Creech Air Force Base, which employs approximately 2,500-3,500 people.



Not directly labeled but also available in the highlighted areas are innumerable restaurants along with nearly every other service or business a person could need or want. In addition to the areas shown here, there are many other retail centers within another 10-20 minutes with even more choices.

Another attractive amenity in the area is the Las Vegas Paiute Golf Resort, which is located off of US-95, 26 miles south of the ISAH site. The resort offers three 18-hole courses designed by World Golf Hall of Fame Inductee Pete Dye.

Another possible marketing tool for the project is the expanse of rural land in Nevada north of Las Vegas. Aside from the areas controlled by the U.S. government, rural Nevada offers a wide range of outdoor activities such as hunting, world-class stargazing, camping, hiking, and off-roading. Additionally, Indian Springs is less than two hours from Death Valley National Park in California.

As mentioned, the commercial area near US 95 and Durango Drive also includes Centennial Hills Hospital and Medical Center. The hospital opened in 2008 and is a full service medical facility that includes an Emergency Department, Women's center for care and maternity services, Level 3 nursery, intensive care unit, in- and outpatient surgical services, a heliport, and much more.

Within Indian Springs itself, there are also approved plans for a new project less than one mile east of the ISAH site. The site encompasses 8.5 acres and is approved for a larger gas station and convenience store to replace what is currently there, as well as a tavern, banquet hall, restaurant, hotel, Laundromat, and billiard hall. The addition of these amenities will undoubtedly be a major positive for ISAH, giving residents closer access to services and activities.

A positive selling point for those with children is the trio of Indian Springs schools directly across the street from the ISAH. The elementary, middle, and high schools are all located on the same campus and feature some of the lowest student/teacher ratios in the Clark County School District. For example, Indian Springs High School claims a 9-to-1 student/teacher ratio while, according to a 2015 Las Vegas Review-Journal article, the district wide average for high schools is 33.5-to-1. In addition to the schools, there is also a community center and public library within walking distance of the site.

To summarize, the ISAH site is a challenge due to the lack of amenities directly in the town of Indian Springs. However, the ease of freeway access and numerous amenities on the outer edge of northwest Las Vegas make it, in our view, an attractive living option particularly for those people working at the major employment centers in the area (Creech AFB, High Desert State Prison, and the NNSS). These people, most of whom likely live in Las Vegas and are already accustomed to the "long" commute, may not see the distance as such a problem.

III. RENT ANALYSIS OF COMPARABLE NEARBY PRODUCTS

We have selected 18 apartment projects in northwest Las Vegas and North Las Vegas to use in our analysis. These projects range in age from 19 years old to opening in the summer of 2016. In looking at these projects and the amenities they offer, there are a number of things that look to be standard across the industry. The following amenities are included in all of projects analyzed and therefore should also be included in the ISAH project:

- Community pool & spa
- Fitness center with cardio and weight equipment
- Community grill/picnic area
- Clubhouse with lounge/business center (ie. computers/printers)
- Complementary Wifi and/or wired high speed internet in common areas
- In unit ceiling fans
- In unit washer/dryer

Because these are considered standard items, we will not address them further in our analysis. Instead, we will point out some of the other amenities offered which are already planned or could be included at ISAH to draw tenants and justify certain rent levels.

Community amenities include:

- Children's playground
- Gated Community
- Complimentary Coffee/Breakfast Bar inside Clubhouse
- Security cameras and/or guard patrol
- Game room in Clubhouse (billiards/ping pong/shuffleboard, etc.)
- Basketball/sports court
- Dog park/play area with agility equipment
- Movie room in Clubhouse and/or community DVD/Blu-ray library for use by tenants
- Organized community events & outings
- Dry-cleaning service

In-unit features include:

- Garages
- Stainless steel appliances
- Stone countertops
- Tankless water heaters
- Home automation capability (thermostats, lights, locks, garage doors, etc.)
- High speed internet/TV/phone included in rent with upgrade options

In our opinion, inclusion of some or all of these amenities would very much help ISAH set itself apart and draw people away from northwest Las Vegas and North Las Vegas.

IV. SUGGESTED BASE RENTAL RATES FOR INDIAN SPRINGS APARTMENT HOMES

Based on our analysis of this site location, the present rental rates at competitive apartments in the North Las Vegas and northwest sub-markets in Las Vegas, and present and expected near term economic conditions, we believe the following BASE rental rates should be appropriate for the new apartment unit plans provided by the client at the Indian Springs Apartment Homes. There may be final details of the specific floor plans that could result in lower or higher prices.

INDIAN SPRINGS APARTMENTS	LIVABLE SQ. FT.	NET RENT	PRICE SQ. FT.	PATIO SQ. FT.	GAR. SQ. FT.
1 BEDROOM UNITS					
1A	806	\$770.00	\$0.96	72	N/A
1B	753	\$750.00	\$1.00	64	N/A
1C	863	\$810.00	\$0.94	64	N/A
1D	857	\$805.00	\$0.94	64	257
1E	857	\$805.00	\$0.94	64	257
2 BEDROOM UNITS					
2A	1254	\$1,090.00	\$0.87	82	478
2B	909	\$830.00	\$0.91	116	215
2C	1018	\$915.00	\$0.90	81	N/A
2D	1078	\$950.00	\$0.88	81	515
2E	1054	\$930.00	\$0.88	51	N/A
3 BEDROOM UNITS					
3A	1576	\$1,350.00	\$0.86	105	473
3B	1553	\$1,315.00	\$0.85	190	479

These rates position the ISAH project more affordable than the Class A and Class B units in our CMA based on the referenced data from CBRE. They place ISAH very competitively in relation to the specific projects used as comparables in the previous section. We have placed the 1 and 2 bedroom units roughly 12-15% less than the comps while placing the 3 bedroom units roughly 7% higher. Our reasoning for this is the size of the 3 BR units at ISAH, which are nearly 20% larger than the average 3 BR unit in the comparable projects. However, the higher net rents suggested, still position the 3 BR units with value ratios (rent/sqft) over \$0.10 less than the average comp.

Another aspect of the ISAH community are the garages. Most of the comparable communities do not have attached garages with direct access and typically offer private garages as an "add-on" for between \$50 and \$120 per month. The owners/managers of ISAH may choose to take this approach as well or, market the garages as another included feature of the community to draw tenants.

Creech Air Force Base:

Creech AFB is the most likely candidate for potential ISAH tenants. The base is located walking distance (less than 1 mile) from the ISAH site. According to the Department of Defense (DoD), there are approximately 3,500 personnel assigned to Creech consisting of active-duty, Guard and Reserve Airmen as well as DoD civilians and contractors. This is obviously a very large pool from which to draw tenants. From our understanding there is currently no on base housing for employees. Most arrange their own housing in northwest Las Vegas and some even live on base at Nellis AFB in northeast Las Vegas, over one hour away. Contacts at the base have provided demographic data including salary ranges.

PAY RANGE	CREECH EMPLOYEES	CREECH CONTRACTORS	% OF TOTAL
\$30,000-\$40,000	747		27%
\$40,000-\$50,000	444		16%
\$50,000-\$60,000	558		20%
\$60,000-\$70,000	142		5%
\$70,000-\$80,000	315		11%
\$80,000-\$90,000	142		5%
\$90,000-\$100,000	0		
\$100,000+	44		2%
UNKNOWN		363	13%
TOTAL = 2,755			

As listed in the chart, over 60% of base employees make under \$60,000 per year. This fits the profile of someone most like looking to rent, instead of buy, a home. Also, in discussions with an officer stationed at the base, it was brought up that a primary target for tenants would be young Airmen, typically 18-21 years old, on their first assignment that would last three years. These young people would be looking for affordable housing and, being under

the legal gambling/drinking age, would possibly be more willing to live outside of Las Vegas "proper." Even those older employees and/or those with families could be potential tenants for the larger, 3-bedroom units being proposed for ISAH. These and others may also be attracted to the quieter, rural living in Indian Springs and could be marketed to by using the plethora of outdoor activities available outside of Las Vegas and smaller school class sizes as discussed in Section I of this report. Another possibility discussed with the officer was the common need for short-term (monthly or possibly even weekly) lodging for visiting contractors and other Air Force officials or employees.

As stated, Creech AFB is the most likely candidate for a larger number of tenants for ISAH due to the proximity of the site as well as the large number of employees at the base. It is our recommendation that the owners/managers of ISAH use contacts at the base to market the project as a "preferred" option for housing of base employees.

BAH 2025 – EXAMPLES

BAH LINKS:

NV212 NELLIS AFB/LAS VEGAS, NV
COMPONENT BREAKDOWN - RENT 84% /
UTILITIES 16%

<https://www.defensetravel.dod.mil/site/bah.cfm>

E-1 with DEPENDENTS: \$ 1,980.00

E-1 without DEPENDENTS: \$ 1,563.00

E 5 with DEPENDENTS: \$2,100.00

E 5 without DEPENDENTS: \$1,749.00

O 1 E with DEPENDENTS: \$2,298.00

O 1 E without DEPENDENTS: \$2,097.00

O 1 with DEPENDENTS: \$2,127.00

O 1 without DEPENDENTS: \$1,854.00

Creech AFB, NV - 2025 BAH Rates

<https://www.creechafbhousing.com/bah-rates>

	With Dependents	Without Dependents
E1	\$1,980.00	\$1,563.00
E5	\$2,100.00	\$1,749.00
E6	\$2,250.00	\$1,866.00
E7	\$2,295.00	\$1,983.00
E8	\$2,346.00	\$2,136.00
E9	\$2,442.00	\$2,169.00

2025 Officer Rates

	With Dependents	Without Dependents
O1E	\$2,298.00	\$2,097.00
O2E	\$2,373.00	\$2,160.00
O3E	\$2,481.00	\$2,238.00
O1	\$2,127.00	\$1,854.00
O2	\$2,247.00	\$2,064.00
O3	\$2,382.00	\$2,193.00

High Desert State Prison:

High Desert State Prison is Nevada's largest (1.6 million sqft) and newest (2000) correctional institution, and is located roughly 10 miles south of the ISAH site. This location offers a bit of a challenge when marketing the ISAH project because employees would work in between their homes and the major retail centers discussed in Section I.

This could be a convenience issue. For example, if a prison employee needed to run errands after work, they would need to drive roughly 20-25 miles south on US-95 to take care of those things and then double back the 30-35 miles to the ISAH site to go home. That being said, the same positive marketing strategies discussed for Creech AFB (outdoor activities, rural lifestyle, etc.) could be applied here to the nearly 1,000 prison employees, nearly all of which (89%) make under \$60,000 per year according to the demographic data in the chart on the right.

PAY RANGE	HDSP EMPLOYEES	% OF TOTAL
\$30,000-\$40,000	17	2%
\$40,000-\$50,000	130	17%
\$50,000-\$60,000	555	70%
\$60,000-\$70,000	54	7%
\$70,000-\$80,000	9	1%
\$80,000-\$90,000	19	2%
\$90,000-\$100,000	2	1%
\$100,000+	0	
TOTAL =	789	

Nevada National Security Site:

The Nevada National Security Site (NNSS, formerly Nevada Test Site) is a U.S. Department of Energy reservation covering over 1,300 square miles northwest of the ISAH site with most employees' jobs based in the town of Mercury, located in neighboring Nye County, roughly 20 miles west of ISAH off of US-95. This location could be a positive when marketing ISAH because it would cut daily commute times of employees currently living in Las Vegas or North Las Vegas by 30-60 minutes or more. The ISAH site is also 20 miles closer to Mercury than the town of Pahrump, which is also located in Nye County, south of Mercury. A NNSS supervisor has supplied us with the following demographic data:

- Roughly 1,500 total NNSS employees
- Average salary is roughly \$70,000 per year
- Current workforce is typically aged mid-40s and above
- NNSS instituting a 5-year plan to hire 500 college graduates
- Security contractor Centerra Nevada employs approximately 900 officers, many of whom are under 30 years old
- NNSS trains roughly 300 out-of-state workers every week

Our takeaways from this information are three-fold. The typical current employee at the NNSS may be too old or make too much money to be legitimate targets for ISAH tenancy. This however could be the perfect time for ISAH to come online with the plan at NNSS to hire more young people, which in turn would make less money and be more likely to be looking to rent an apartment. Thirdly, the training of the out-of-state personnel could be another opportunity, as mentioned with Creech AFB, for ISAH to offer short-term rental options if management chooses, or if vacancy rates dictate that to be a good option to pursue.

Indian Springs Schools:

The Indian Springs Schools campus includes Elementary, Middle, and High Schools, which are public, and a part of the Clark County School District (CCSD). According to CCSD, the three schools employ 25 teachers, 7 specialists, and 20 support staff. All three schools are located directly north of the ISAH site across Boulder Lane. While these small schools do not provide the sheer numbers of workers as the other major employers discussed, the mere proximity of the ISAH could be a major draw for teachers and staff to become ISAH tenants.

The salary schedule information from CCSD displays the teacher salaries range roughly \$40,000 - \$80,000 annually, depending on certification level and longevity. The support staff pay ranges \$10.63 - \$53 per hour, depending on longevity. These figures would fit the profile of possible tenants.

Summary:

In summary, the employers discussed provide for roughly 6,000+ prospective tenants for the ISAH project. It is our recommendation that the best way to market the project to these potential tenants would be to make connections within the staff of the different entities and promote the project using internal channels such as newsletters or email lists. While, as stated, the distance of basic services from the site will be a substantial challenge for the project developer/manager, we believe the convenience, amenities offered, along with the other positive factors discussed could, in time, turn ISAH into a highly popular and in-demand housing option for employees of Creech AFB, High Desert State Prison, the Nevada National Security Site, and the Indian Springs Schools.

X. APPENDICES

A. INDIAN SPRINGS APARTMENT HOMES SITE PLAN

B. MAP OF 2015-2017 LAS VEGAS APARTMENT DEVELOPMENTS

Source: CBRE

C. NEVADA EMPLOYMENT INDICATORS/TRENDS JUNE 2016

Source: Nevada Department of Employment, Training, & Rehabilitation

D. CORRECTIONAL OFFICERS AND JAILERS JOB TRENDS

Source: EMSI

E. NEVADA POPULATION STATISTICS

Source: Nevada Department of Taxation

2015 - 2017 APARTMENT CONSTRUCTION

Las Vegas, Nevada
Updated December 2015
Apartment Construction By Status

- Completed (Leasing Begins) Under Constr.
- Planned

Apartment	Units
1. Valero	300
2. View at Horizon Ridge	227
3. Villa Azura	48
4. Evolve	276
5. Lo Rio	248
6. Courtyard (Hawthorne West)	180
7. The Lincen	100
8. Wyndham Heights	80
9. Wyndham Prime II	40
10. 3 and 15	304
11. Dorian	314
12. Bayline	422
13. JW	319
14. Eden	282
15. Solar	288
16. Dorian	408
17. Union	298
18. Wyndham	308
19. Agave Services II	168
20. Residences at Pecos	164
21. Residences at Tropicana	270
22. Tropicana Senior II	80
23. Passage I	131
24. Level 25 at Dorian	168
25. Dorian at Hawthorne	468
26. TRO	300
27. The Constellation	114
28. Solana	204
29. The Gallery	325
30. The Marlin	80
31. TRO	204
32. Cornerstone	499
33. Cornerstone Senior	148
34. The Muse	170
35. Residences at Stimpert	170
36. South Beach at Southern Highlands	808
37. Wyndham Glen District	800
38. The River at Continental	172
39. TRO	80
40. TRO	284
41. TRO	284
42. TRO	211
43. Residences at Buffalo	304
44. TRO	170
45. TRO	140
46. Level 25 at The Curve	248
47. TRO	318
48. TRO	380
49. Wyndham at Flamingo	380
50. TRO	300

Total Development = 13,023 Units

Spence Ballif
Senior Vice President
T 702.449.4809

Jannie Mong
Client Services Coordinator
T 702.449.4801

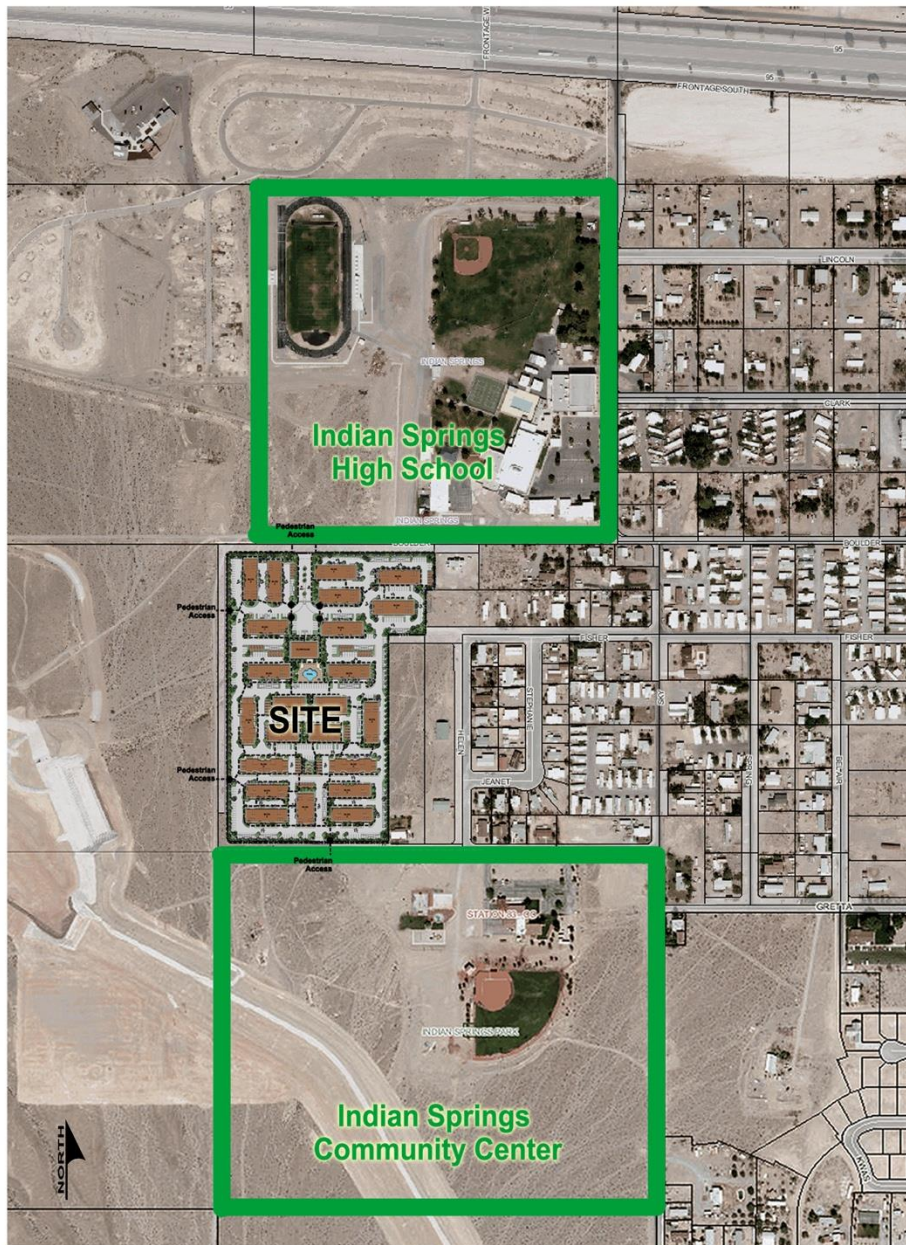
Adam Schmitt
Client Services Coordinator
T 702.449.4812

CBRE

3500 Howard Hughes Pkwy, Suite 700
Las Vegas, NV 89169
T 702.449.4800 | F 702.748.8168
www.cbre.com/lasvegas/multifamily



SITE PLANS

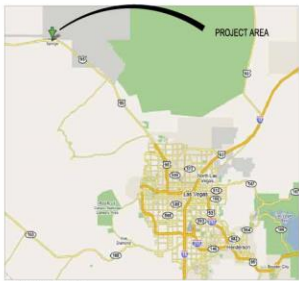


Pedestrian Connections : Sheet Title
 MA08-0006 : Project Number
 3-20-08 : Date

Indian Springs Apartment Homes CLARK COUNTY, NV

FRONTLINE group

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Vicinity Map SCALE: N.T.S.



Location Map SCALE: N.T.S.



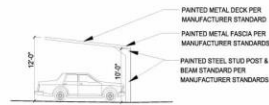
Typical Loading Spaces



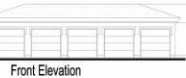
Typical Parking Spaces



Fire Turning Radius



Typical Carport Elevation



Typical Garage Elevation

Indian Springs Apartment Homes

CLARK COUNTY, NV



Indian Springs Apartments

Current Zoning: R-T
Proposed Zoning: R-3
APN #: 059-08-701-001 & 002

Total Development

Area (approximate, to be verified)
Gross Area: 750,512 s.f. 17.23 acres
Net Area: 708,031 s.f. 16.25 acres
Lot Coverage: 23.94%
Density: 16.88 du/acre gross
FAR: 0.48
*Please Note 291 units are allowed per Land Use Approval

Parking Requirements:

Residential:				
Building 1 (14-1 bedroom units)	56 units	1.25 per unit	70	19.3%
Building 2 (14-2 bedroom units)	210 units	1.75 per unit	368	72.4%
Building 3 (8-3 Bedroom units)	24 units	2.0 per unit	48	8.3%
Guest	290	1 per 5 units	58	
Total Required:			544 Spaces	

Total Provided:

Building 1	6 per bldg.	24 garage sp.
Building 2	6 per bldg.	90 garage sp.
Building 3	8 per bldg.	48 garage sp.
External Garages	5 per bldg.	65 garage sp.
Total:		227 Garage Spaces
		362 Surface Spaces
		589 Total Spaces Provided

Building Area (in square feet)

Building Type	Gross Area	Livable Area	Quantity	Total Area
Building 1	14,024	12,235	4	59,696
Building 2	16,096	11,207	15	241,440
Building 3	19,380	13,101	3	58,140
Total:			22	359,276

Lot Coverage (in square feet)

Building Type	Area	Quantity	Total Area
Building 1	7,462	4	29,848
Building 2	8,048	15	120,720
Building 3	9,690	3	29,070
Total:		22	179,638

Open Space

Required: 200s.f. per unit	58,000 s.f.	1.33 acres
Provided:	63,391 s.f.	1.46 acres

Property Development Standards

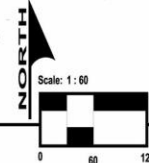
Setbacks	Required	Provided
Front	20 feet	20 feet
Side Street	20 feet	20 feet
Interior Side	10 feet	20 feet
Rear	10 feet	20 feet
*Accessory structure under 14 feet: 5'		5 feet

Height:
Permitted: 35' 0"
Proposed: 2 story maximum up to 35' 0"

Phasing Plan

Phase 1			
Area:	332,644 s.f.	7.64 acres	14.65 du/acre gross
Units:	112 Units		
Trips:	465.7 trips		
Population:	197.12 people		
Phase 2:			
Area:	190,036 s.f.	4.36 acres	24.31 du/acre gross
Units:	108 Units		
Trips:	440.7 trips		
Population:	186.56 people		
Phase 3:			
Area:	227,902 s.f.	5.23 acres	13.76 du/acre gross
Units:	72 Units		
Trips:	299.4 trips		
Population:	126.72 people		

Conceptual Site Plan : Sheet Title
MA08-0006 : Project Number
11-4-13 : Date



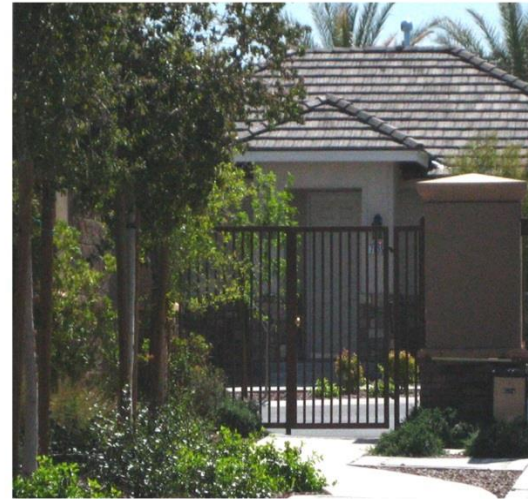
FRONTLINE group

MOSER architecture studio



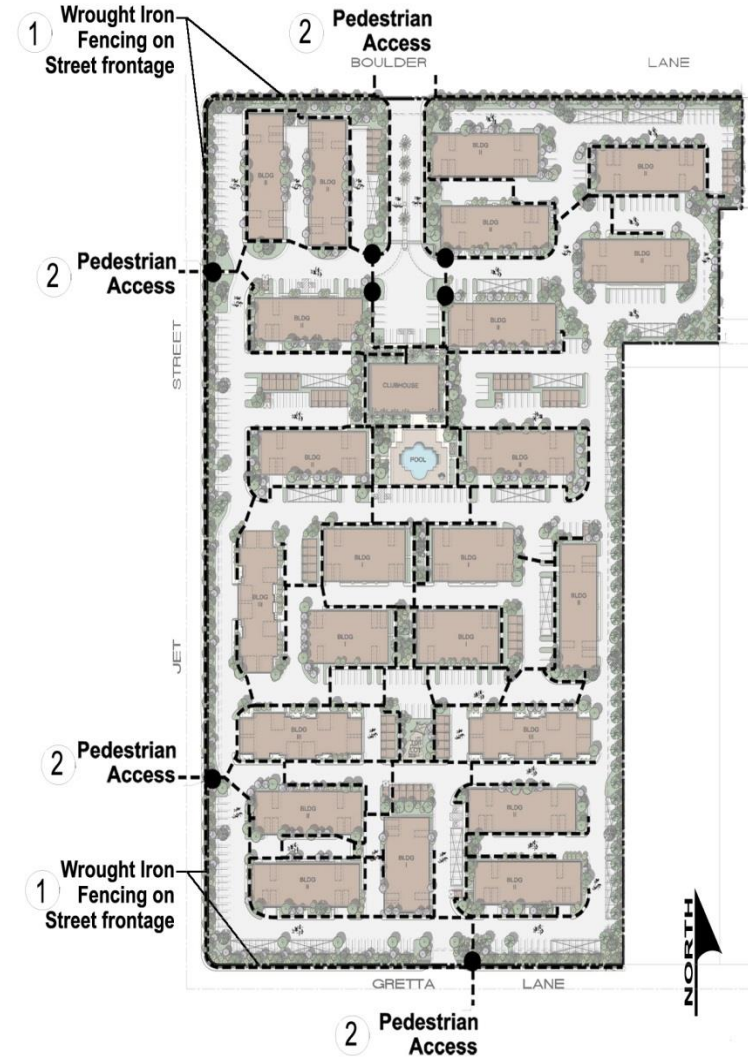
1 Conceptual Image of Wrought Iron Fencing

SCALE: N.T.S.



2 Conceptual Image of Pedestrian Connection Point

SCALE: N.T.S.

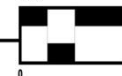


3 Pedestrian Connection to Neighborhood Recreation

SCALE: N.T.S.

Pedestrian Connections : Sheet Title
MA08-0006 : Project Number
3-20-08 : Date

Scale:

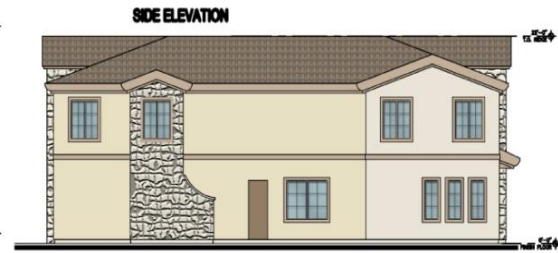
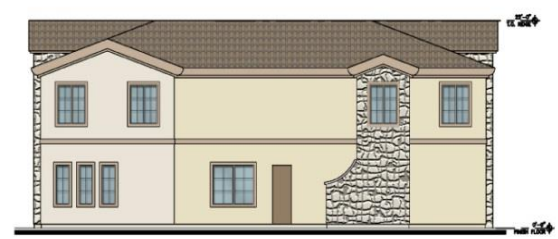
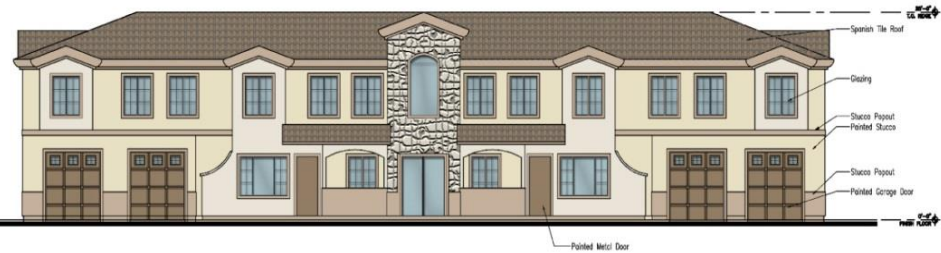


FRONTLINE group

MOSER architecture studio

Indian Springs Apartment Homes

CLARK COUNTY, NV



1 BUILDING TYPE I - ELEVATIONS
SCALE: 1/8" = 1' 0"



2 BUILDING TYPE II - ELEVATIONS
SCALE: 1/8" = 1' 0"

Indian Springs Apartment Homes

CLARK COUNTY, NV



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATIONS

1 **BUILDING TYPE III - ELEVATIONS**
SCALE: 1/8" = 1'-0"

FLOOR PLANS

Indian Springs Apartment Homes

One Bedroom Units



UNIT A square footage

Livable	806 s.f.
Patio	72 s.f.
Garage	n/a
TOTAL	878 s.f.



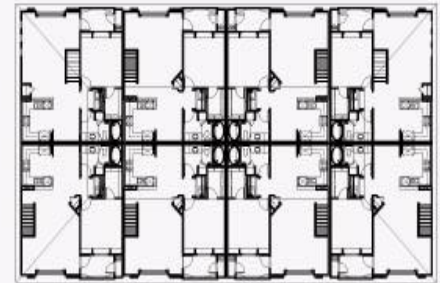
UNIT B square footage

Livable	753 s.f.
Patio	64 s.f.
Garage	n/a
TOTAL	817 s.f.



UNIT C square footage

Livable	863 s.f.
Patio	64 s.f.
Garage	n/a
TOTAL	927 s.f.



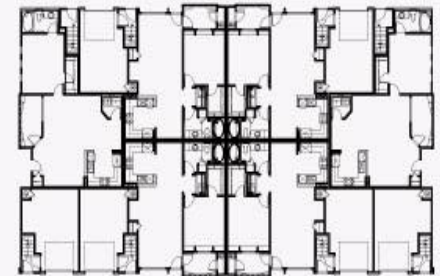
UNIT D square footage

Livable	857 s.f.
Patio	64 s.f.
Garage	257 s.f.
TOTAL	1,178 s.f.



UNIT E square footage

Livable	857 s.f.
Patio	64 s.f.
Garage	257 s.f.
TOTAL	1,178 s.f.

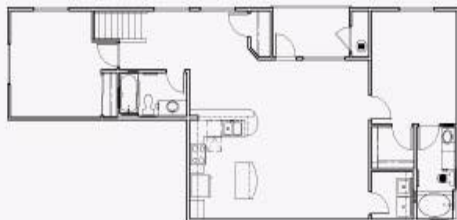
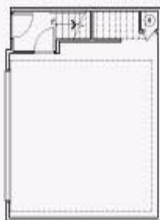


1/16" = 1' 0"

1/32" = 1' 0"

Indian Springs Apartment Homes

Two Bedroom Units

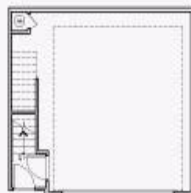


UNIT A square footage

Livable	1,254 s.f.
Patio	82 s.f.
Garage	478 s.f.
TOTAL	1,814 s.f.

UNIT B square footage

Livable	909 s.f.
Patio	116 s.f.
Garage	215 s.f.
TOTAL	1,240 s.f.



UNIT C square footage

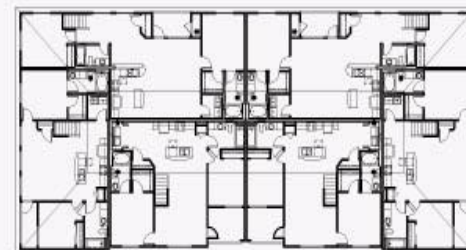
Livable	1,018 s.f.
Patio	81 s.f.
Garage	n/a
TOTAL	1,099 s.f.

UNIT D square footage

Livable	1,078 s.f.
Patio	81 s.f.
Garage	515 s.f.
TOTAL	1,174 s.f.

UNIT E square footage

Livable	1,054 s.f.
Patio	51 s.f.
Garage	n/a
TOTAL	1,105 s.f.

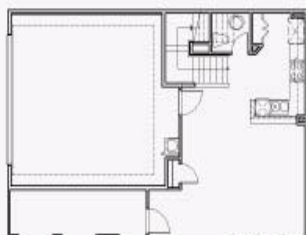


1/16" = 1' 0"

1/32" = 1' 0"

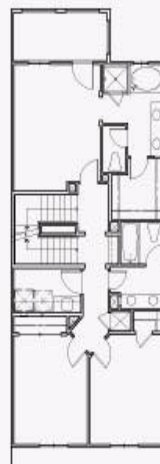
Indian Springs Apartment Homes

Three Bedroom Units



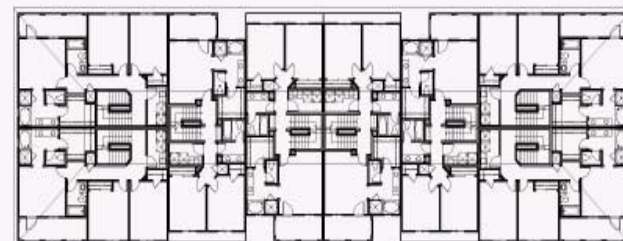
UNIT A square footage

Livable	1,576 s.f.
Patio	105 s.f.
Garage	473 s.f.
TOTAL	2,145 s.f.



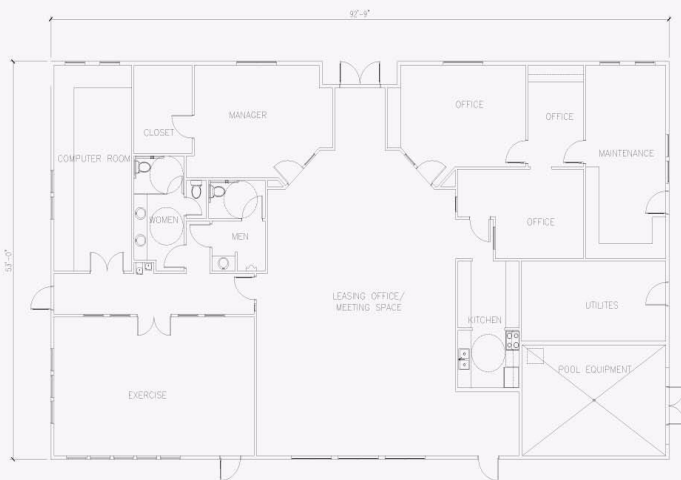
UNIT B square footage

Livable	1,553 s.f.
Patio	190 s.f.
Garage	479 s.f.
TOTAL	2,222 s.f.



1/16" = 1' 0"

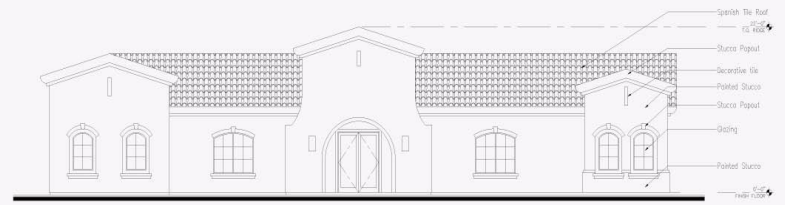
1/32" = 1' 0"



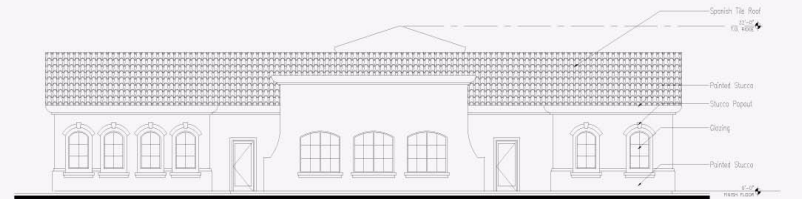
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CLUBHOUSE FLOOR PLAN

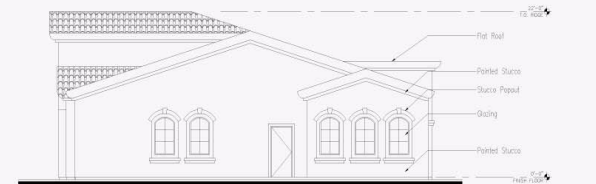
SCALE: 1/8" = 1' 0"



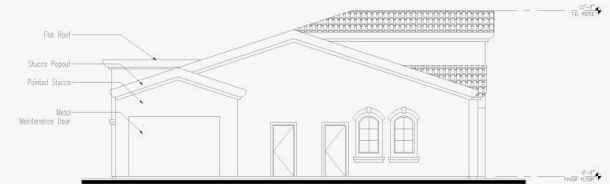
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



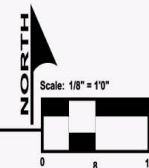
SIDE ELEVATION

2

CLUBHOUSE ELEVATIONS

SCALE: 1/8" = 1' 0"

Indian Springs Apartment Homes
CLARK COUNTY, NV



FRONTLINE group

Conceptual Club House : Sheet Title
MA08-0006 : Project Number
2-15-08 : Date

MOSER architecture studio

HBR, INC ONLINE SURVEY RESULTS



PRESENTS

ONLINE SURVEY RESULTS

FOR

INDIAN SPRINGS INVESTMENTS, LLC



INDIAN SPRINGS APARTMENT HOMES

November 2016

Report for Indian Springs Residential Survey

1. Response Counts



2. If you were considering renting an apartment right now, please rate the following options based on importance.

	Not Important At All	Not Very Important	Neutral	Somewhat Important	Very Important
Access to Food/Amenities	1 0.4%	9 3.2%	16 5.7%	59 21.1%	194 69.5%
Commute/Location	1 0.4%	3 1.1%	28 10.0%	82 29.4%	165 59.1%
Schools	51 18.3%	20 7.2%	40 14.3%	47 16.8%	121 43.4%
Crime Rate	1 0.4%	5 1.8%	19 6.8%	87 31.2%	167 59.9%
Cost	0 0.0%	0 0.0%	29 10.4%	77 27.7%	172 61.9%
# of Bedrooms/Bathrooms	1 0.4%	4 1.4%	35 12.6%	130 46.8%	108 38.8%

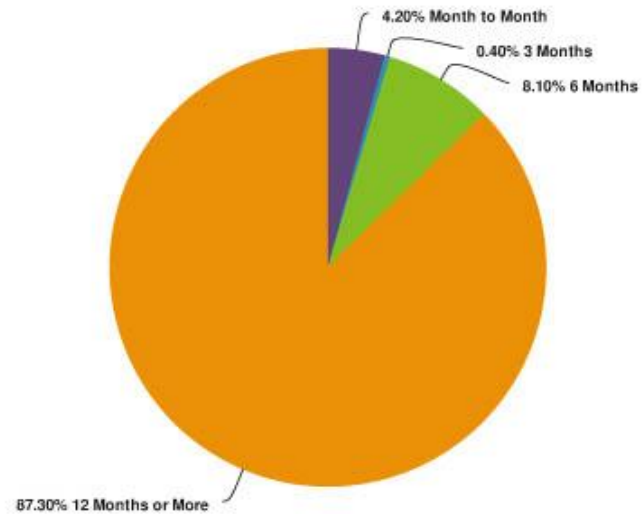
4. Please rate the following community amenities based on importance when choosing a place to live.

	Not Important At All	Not Very Important	Neutral	Somewhat Important	Very Important
Basic Services (gas station/groceries/bank/etc.)	0 0.0%	7 2.7%	13 5.0%	75 28.6%	167 63.7%
Health/Fitness Options (parks/trails/etc.)	6 2.3%	21 8.0%	51 19.5%	110 42.0%	74 28.2%
Availability of Health/Emergency Services	2 0.8%	8 3.1%	48 18.3%	89 34.0%	115 43.9%
Educational Facilities (schools/libraries/etc.)	22 8.4%	23 8.8%	42 16.0%	72 27.5%	103 39.3%
Community/Social Activities	14 5.3%	28 10.7%	71 27.1%	93 35.5%	56 21.4%

6. Please rate the following apartment amenities based on importance when choosing a place to live.

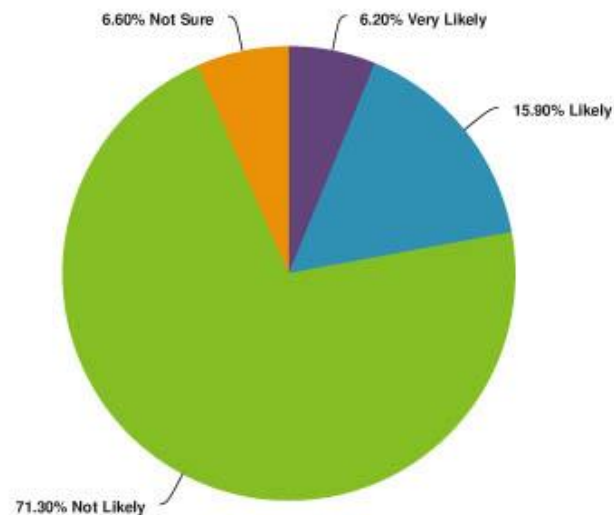
	Not Important At All	Not Very Important	Neutral	Somewhat Important	Very Important
Free High Speed Internet	19 7.3%	27 10.3%	64 24.4%	65 24.8%	87 33.2%
Fitness Center with Extensive Cardio & Weight Room	11 4.2%	24 9.2%	53 20.2%	107 40.8%	67 25.6%
Swimming Pool/Spa	13 5.0%	27 10.3%	72 27.5%	98 37.4%	52 19.8%
BBQ/Picnic Areas	18 6.9%	33 12.6%	74 28.4%	106 40.6%	30 11.5%
Clubhouse with Kitchen/Wet Bar/Social Space	28 10.7%	47 17.9%	95 36.3%	63 24.0%	29 11.1%
Children's Play Area	41 15.6%	31 11.8%	41 15.6%	72 27.5%	77 29.4%
Lockable Garage or Storage	1 0.4%	7 2.7%	25 9.5%	81 30.9%	148 56.5%

8. If looking to rent an apartment, about how long would you anticipate being a tenant?



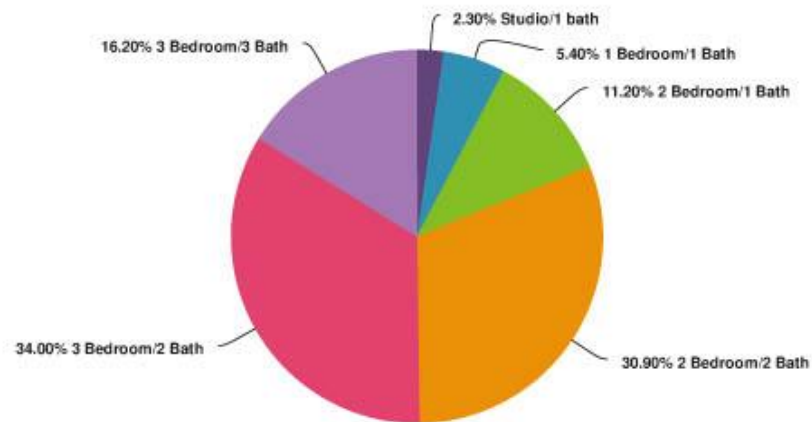
Value	Percent	Count
Month to Month	4.2%	11
3 Months	0.4%	1
6 Months	8.1%	21
12 Months or More	87.3%	226
Total		259

9. If considering an apartment to rent, how likely are you to factor roommate(s) in your decision?



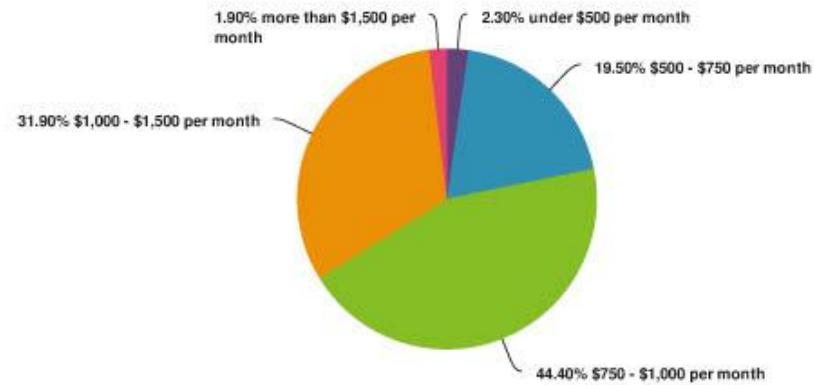
Value	Percent		Count
Very Likely	6.2%		16
Likely	15.9%		41
Not Likely	71.3%		184
Not Sure	6.6%		17
Total			258

10. If considering an apartment to rent, choose the floor plan that best suits your needs.



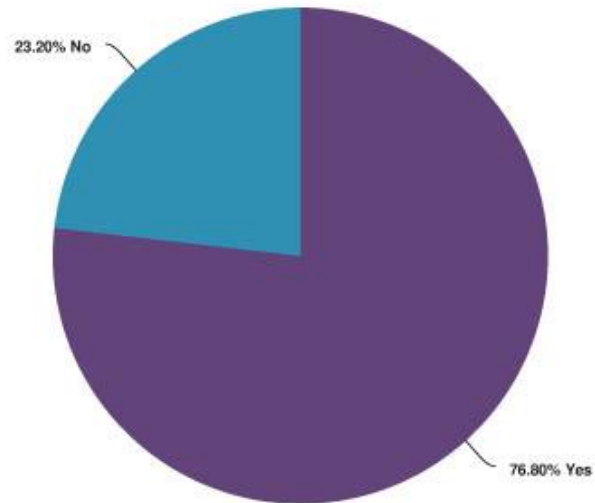
Value	Percent		Count
Studio/1 bath	2.3%		6
1 Bedroom/1 Bath	5.4%		14
2 Bedroom/1 Bath	11.2%		29
2 Bedroom/2 Bath	30.9%		80
3 Bedroom/2 Bath	34.0%		88
3 Bedroom/3 Bath	16.2%		42
Total			259

11. If considering an apartment to rent, select the price option that realistically fits your situation



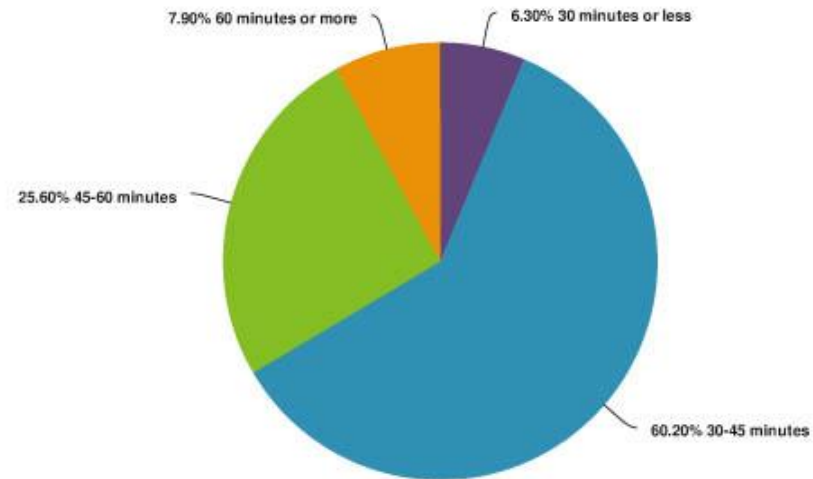
Value	Percent		Count
under \$500 per month	2.3%		6
\$500 - \$750 per month	19.5%		50
\$750 - \$1,000 per month	44.4%		114
\$1,000 - \$1,500 per month	31.9%		82
more than \$1,500 per month	1.9%		5
Total			257

12. If basic amenities were added/improved, would you consider living full time in Indian Springs?



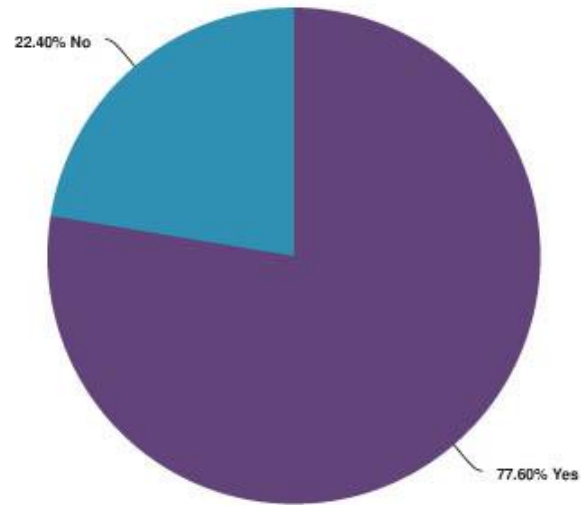
Value	Percent	Count
Yes	76.8%	195
No	23.2%	59
Total		254

14. How long is your commute right now to Indian Springs?



Value	Percent		Count
30 minutes or less	6.3%		16
30-45 minutes	60.2%		153
45-60 minutes	25.6%		65
60 minutes or more	7.9%		20
Total			254

15. If your commute could be under 10 minutes, would you consider living in Indian Springs?



Value	Percent	Count
Yes	77.6%	197
No	22.4%	57
Total		254

DEVELOPMENT AGREEMENT

50

APN# 059-08-701-001 & 002

DEVELOPMENT AGREEMENT BETWEEN
THE COUNTY OF CLARK AND
INDIAN SPRINGS INVESTMENTS, LLC
FOR THE
INDIAN SPRINGS APARTMENT HOMES PROJECT
DA-0374-15
ORD-0556-15

(Title on Document)

DA-0374-15
ORD-0556-15

Recording requested by:

Lebene Aidam-Ohene

Return to:

Name Comprehensive Planning Dept.

Address Government Center First Floor

City/State/Zip Las Vegas, NV 89144-1544

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

Inst #: 20150805-0001899

Fees: \$0.00

N/C Fee: \$0.00

08/05/2015 02:32:26 PM

Receipt #: 2518505

Requestor:

COMPREHENSIVE PLANNING

CLAR

Recorded By: BGN Pgs: 50

DEBBIE CONWAY

CLARK COUNTY RECORDER

**SECTION 3
DEVELOPMENT OF THE PROJECT**

- 3.01 **Time for Construction and Completion of the Project; Project Phasing.** Subject to the terms of this Agreement, the Owner shall have complete discretion as to the time of commencement, construction, phasing, and completion of any and all development of the Project. Nothing herein shall be construed to require the Owner to develop the Project. The Project will be constructed and improved in three (3) Phases as depicted on Exhibit "E" attached hereto and incorporated herein by this reference. The Phasing Plan may change due to the vacation of Jet Street, Gretta Lane and Fisher Lane, and the impact of additional square feet on the Project. However, the Owner represents and agrees that any changes in Project Phasing will be minor and shall not have any significant effect upon the boundaries of the Phases depicted on Exhibit "E" or upon off site matters.
- 3.02 **Reliance on Land Use Approvals and Applicable Rules.** The County hereby agrees that the Owner will be permitted to carry out and complete the entire Project in accordance with the uses and densities set forth in the parameters of the Land Use Approvals subject to the terms and conditions of this Agreement, the conditions of the Land Use Approvals, and the Applicable Rules and subject to the Owner's infrastructure and monetary obligations described in this Agreement. In the event the Owner seeks to obtain additional zoning or land use approvals to increase the number of units on the Subject Property, then the County at its option, may require an amendment to this Agreement to address the impacts, if any, caused by the increase in density.
- 3.03 **Air Quality Conformity.** The Owner acknowledges the County has adopted an air quality plan and the Owner agrees to comply with all applicable provisions thereof, including any state and federal rules and regulations.
- 3.04 **Dust Mitigation.** The Owner will comply with all dust mitigation requirements and the Owner will notify the contractors for the Project of the applicable rules of the County Department of Air Quality and Environmental Management with respect to dust mitigation and will require compliance therewith.
- 3.05 **Water Conservation.** The Owner agrees to provide for water conservation in the Project. The Owner agrees to design any open space using the best available commercially reasonable water conserving techniques, including but not limited to, proper soil preparation and water conserving irrigation systems and equipment. Notwithstanding any other provision in this Agreement, the Owner agrees to comply with the Code as amended from time to time with respect to landscaping adjacent to public streets, or water conservation measures.
- 3.06 **Temporary Storm Water Construction Permit.** If applicable, the Owner agrees to comply with and require its contractors within the Project to comply with the requirements for a temporary Storm Water Construction Permit issued from the Nevada Division of Environmental Protection.
- 3.07 **Update and Amendments.** In the event an Amendment is required pursuant to Section 3.02 of this Agreement, the Amendment shall be completed and executed by all Parties prior to the issuance of any building permits for the additional development that triggers the need for the

Amendment. Additionally, if an Amendment is required, the County may require the Owner to provide updated studies, including but not limited to updating the following: Traffic Impact Analysis, drainage study, master fire protection plan and other studies that were required for submittal in the original consideration of the Project.

- 3.08 **Property Dedications.** All property required to be dedicated pursuant either to this Agreement, the Code, Land Use Approvals, Traffic Impact Analysis, a drainage study, the master fire protection plan or other studies, and any update thereto, if required by the County for the Project shall be conveyed to Clark County in fee simple absolute in a form acceptable to the County at no cost and expense to the County and shall be free of all liens, restrictions, encumbrances, covenants, unless specifically agreed to in writing by the County in a separate document. In instances where easements are specifically requested by the County, the easement must be acceptable to the County at no cost and expense to the County and shall be free of all liens, restrictions, encumbrances, covenants, and or conditions unless specifically agreed to in writing by the County in a separate document. In the case of a fee dedication or easement, the County in its sole discretion shall determine whether or not a lien, restriction, encumbrance, covenant, and or condition are acceptable. For either a fee dedication or an easement, the Owner shall be responsible to pay for all surveys, title reports, document preparation, title insurance, and transfer fees. The Owner shall only be required to dedicate property as required by this Agreement, Land Use Approvals, Applicable Rules, Traffic Impact Analysis, drainage study, master fire protection plan and other studies and updates required by the County for the Project. Dedications required for NDOT shall conform to the same standards as set forth above except that title will be held by the State of Nevada.
- 3.09 **Expansion of Project.** In the event the Owner acquires parcels adjacent to the Subject Property or adjacent to the east side of the Pedestrian Trail as described in Section 4.03(a)(1) of this Agreement (collectively, the "Expansion Property"), then the Owner may include the Expansion Property as part of the Project under this Agreement. Moreover, if the County vacates and abandons its easement over the Pedestrian Trail, all of the property comprising the Pedestrian Trail shall become part of the Project. The Owner understands and agrees that if any portion of the Expansion Property is included as part of the Project, then that portion of the Expansion Property shall be subject to the terms and conditions of this Agreement, the conditions of the Land Use Approvals (which may be amended to be applicable to the Expansion Property) and the Applicable Rules and subject to the Owner's infrastructure and monetary obligations described in this Agreement. The Parties further agree that the inclusion of some or all of the Expansion Property may not necessarily result in a material redesign of the Project or cause additional impact upon the County's resources to necessitate an amendment to this Agreement. Depending upon the Owner's development plans for the Expansion Property, the County, at its option, may require an amendment to this Agreement to address the impacts, if any, created by the Owner's proposed development plans.

**SECTION 4
PUBLIC FACILITIES**

4.01 Firefighter Protective Clothing and Fire Fighting Equipment.

- (a) **Turnouts.** The Owner shall provide the County a total of ten (10) turnouts. Each "turnout" may consist of an ensemble of personal fire fighting protective clothing and equipment that outfits a single firefighter and that may include without limitation coats, trousers, coveralls, helmets, gloves and footwear. The Owner shall provide the designated number of turnouts per each Phase of development as follows: The Owner shall provide four (4) turnouts at the commencement of Phase 1 of the development of the Project; four (4) turnouts at the commencement of Phase 2 of the development of the Project; and the final two (2) turnouts at the commencement of Phase 3 of the development of the Project. The County shall provide the Owner with a description of the turnouts and a list of approved vendors from which the Owner shall purchase the turnouts described above. The Owner shall purchase the designated number of turnouts per each Phase of development within thirty (30) days of the issuance of a vertical structural building permit (that is, framing) for the first building in each Phase. Notwithstanding, the Owner shall not be obligated to pay more than two-thousand dollars (\$2,000.00) for each turnout.
- (b) **Extension Ladder.** The Owner shall provide the County with one (1) extension ladder that is thirty-five (35) feet in length of the brand and model selected by County. The County shall provide the Owner with a description of the ladder and a list of approved vendors from which the Owner shall purchase the ladder described above. The Owner shall purchase the ladder within thirty (30) days of the issuance of a vertical structural building permit (that is, framing) for the first building in Phase 1 of the development of the Project. Notwithstanding, the Owner shall not be obligated to pay more than one-thousand four-hundred dollars (\$1,400.00) for the ladder.
- (c) **Thermal Imaging Camera.** The Owner shall provide the County with one (1) thermal imaging camera of the brand and model selected by the County (e.g., ISG HR Camera). The County shall provide the Owner with a description of the thermal imaging camera and a list of approved vendors from which the Owner shall purchase the camera described above. The Owner shall purchase the camera within thirty (30) days of the issuance of a vertical structural building permit (that is, framing) for the first building in Phase 2 of the development of the Project. Notwithstanding, the Owner shall not be obligated to pay more than eleven-thousand dollars (\$11,000.00) for the camera.
- (d) **Summary.** The Owner shall provide the items described herein per each Phase of development of the Project pursuant to the following schedule:
1. **Phase 1** – Four (4) turnouts and one (1) 35 ft. extension ladder.
 2. **Phase 2** – Four (4) turnouts and one (1) thermal imaging camera.

3. **Phase 3 – Two (2) turnouts and rescal a portion of the Indian Springs Fire Station bay floor that is in need of resealing.**

As applicable per Phase, the Owner shall purchase the items per Phase within thirty (30) days of pulling the vertical structural permits (that is, framing) for the first building in each Phase.

- (e) **County Fire Service Discretion.** Notwithstanding the contributions and obligations of the Owner as set forth above, the Owner acknowledges and agrees that the County has the sole discretion to locate, manage and operate the facilities/ improvements, equipment, personnel and further understands and agrees that the County at its sole discretion may relocate, rearrange or shift services, improvements, equipment, personnel and contributions made by the Owner in the interest of public safety and efficient management of resources. However, the County understands and agrees that the equipment provided by the Owner pursuant to this Agreement shall be primarily dedicated for use by the County in Indian Springs and its environs. The Owner further understands and agrees that the contributions and obligations of the Owner set forth herein do not entitle the Owner to a priority emergency response over any other emergency response.

- 4.02 **Parks and Recreation.** The Owner shall provide the following items as indicated per Phase of development of the Project:

- (a) **Phase 1 –**

Shade Structures. The Owner shall erect shade structures over the existing playground equipment in Indian Springs Park as depicted in Exhibit "G" attached hereto and incorporated herein. The Shade Structures shall be completed by the Owner within thirty (30) days of the issuance of the vertical structural building permit (that is, framing) for the first building in Phase 1. The shade structures shall be constructed according to County standards and County approved plans.

Prior to the submittal of all plans for building permits, Owner shall submit the plans to the Directors of the Department of Real Property Management and Department of Parks and Recreation for expedited review and approval per County standards.

- (b) **Phases 2 and 3 – Park.** The Owner shall construct a non-programmable park ("Park") of approximately one-half (1/2) of an acre within the Indian Springs Park adjacent to and north of the existing skateboard park and basketball court as depicted on Exhibit "H" attached hereto and further described on Exhibit "I" attached hereto, both Exhibits being incorporated herein by this reference. The Park shall be constructed on the undeveloped portion of Indian Springs Park located on the north side of Indian Springs Park. The onsite Park improvements shall include the items listed and generally described on Exhibit "I" attached hereto and incorporated herein, and which shall be ADA compliant and constructed to County standards. Construction of the

Park shall be commenced within thirty (30) days of the issuance of structural building permits for the sixth (6th) building in Phase 2 and shall be completed within thirty (30) days of pulling structural building permits for the final building in Phase 3. The County shall assume all maintenance and repair responsibilities for the Park once the Park improvements are completed by the Owner and accepted by the County. The Parties agree that a drainage study shall not be required for the Park and that the parking lot adjacent to the Park site will not be improved by the Owner.

- (c) **Residential Construction Tax.** The Parties agree that the Park and Shade Structure improvements to be provided by the Owner shall constitute the Owner's contribution in lieu of the Residential Construction Tax normally associated with residential development and that the Owner shall not be subject to or assessed the Residential Construction Tax for the Project.

4.03 **School District/Public Works.** The Owner shall commence the following items within thirty (30) days of the issuance of the vertical structural permit (that is, framing) for the first building in Phase 1 and shall complete the following items prior to the issuance of the vertical structural building permit for the first building in Phase 2:

(a) **School District/Public Works.**

1. **Pedestrian Trail.** The Owner shall provide a Pedestrian Trail with a five (5) foot wide asphalt walking surface bounded on both sides by two and one-half feet (2½') of inert material (stabilized D.G. Type II and/or native material in lieu of Type II), as depicted both on the "Site Plan" attached as Exhibit "D" hereto and the "Completed Landscape Layout - Trail" attached as Exhibit "F". The Pedestrian Trail shall be constructed according to County approved plans and ADA requirements. Construction of the Pedestrian Trail shall begin within thirty (30) days of the issuance of the vertical structural permit (that is, framing) for the first building in Phase 1 and shall be completed prior to the issuance of the vertical structural building permit for the first building in Phase 2. County shall assume all maintenance and repair responsibilities for the Pedestrian Trail once the Pedestrian Trail improvements have been completed by Owner; and
2. The Owner shall provide a gate from the Community to the adjacent Pedestrian Trail. The paved (asphalt) portion of the Pedestrian Trail shall be a five (5) foot wide asphalt walking surface bounded on both sides by two and one-half feet (2½') of inert material (stabilized D.G. Type II and/or native material in lieu of Type II), and otherwise comply with the School District's Safe Route Standards ("Rural Sidewalk").
3. The Owner shall provide for Rural Sidewalks from the Community's Boulder Lane entrance easterly to the crosswalk at the Pedestrian Trail, from the Pedestrian Trail to the existing paving on Fisher Lane and from the Community's Greta Lane entrance easterly to the intersection of Helen Street.
4. The Owner shall provide a crosswalk across Boulder Lane starting at the point of the Pedestrian Trail. The Owner shall place another crosswalk at the Northwest

corner of the intersection of Gretta Lane and Helen Street to cross Gretta Lane and to access the Park. Signage along both Boulder Lane and Gretta Lane will be as approved by Public Works.

(b) **Public Works.** The Parties agree that the fine points and detail of the proposed Project, including maps and land use requests will be worked out by the Owner's professional team with Current Planning and Public Works. In general, the Parties agree to the following (noting that the resulting applications, etc., will contain the details):

1. The Owner shall submit and in good faith seek approval of an application to vacate and abandon Jet Street and a portion of Gretta Lane.
2. The Owner shall submit and in good faith seek approval of an application to vacate and abandon a portion of the Fisher Lane (the half street adjacent to APN 059-08-701-004) abutting Fisher Lane. Due to the minimal length of the remaining portion of Fisher Lane to the West of Helen Street, no turnaround is required.
3. Upon completion of the Pedestrian Trail, the Owner shall grant a permanent easement over the Pedestrian Trail to Clark County per Section 3.08 of this Agreement. The County will thereafter maintain and assume liability, if any, for any claim alleging the County failed to properly maintain the Pedestrian Trail. The Owner will be able to include the Pedestrian Trail as part of the Project's setback and overall square footage for density purposes.
4. The Owner shall improve Gretta Lane to rural road standards from the intersection of Helen Street to the West side of the Project gate on Gretta Lane, including the required turnaround. The required turnaround to terminate Gretta Lane shall be on land owned or controlled by the County. The Owner shall construct a crosswalk at the intersection of Helen Street and Gretta Lane to provide access to the new portion of the Park. The Owner shall provide a rural sidewalk along the North side of Gretta Lane from the Project gate on Gretta Lane to Helen Street. The construction of the foregoing will occur before or with the construction of the Park improvements during Phase 3.
5. The Owner shall improve one-half (1/2) street of Boulder Lane to rural road standards from East side of the Project to Jet Street alignment. The Owner shall install crosswalks and pedestrian signage on Boulder Lane as shown on the Owner's improvement plans as approved by Public Works and consistent with the School District's understanding. The construction of the foregoing will occur during Phase 1.
6. The Owner shall submit and in good faith seek approval of applications for waivers of development standards so that rural road and lighting standards may be installed (waive curb, gutter, sidewalks and street lights).

APPROVED ORDINANCE

3

APN# 059-08-701-001 & 002

An ordinance to adopt the Development Agreement with
Indian Springs Investments, LLC for a 304 unit multi-family
development (apartment complex), generally
located on the south side of Boulder Lane
680 feet west of Sky Road
within the boundaries of the Town of Indian Springs.

(Title on Document)

Bill NO. 7-8-15-1; ORDINANCE NO. 4317; FOR DA-0374-15
ORD-0556-15

Recording requested by:

Lebene Aidam-Ohene

Return to:

Name Comprehensive Planning Dept.

Address Government Center First Floor

City/State/Zip Las Vegas, NV 89144-1544

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

Inst #: 20150805-0001898
Fees: \$0.00
N/C Fee: \$0.00
08/05/2015 02:32:26 PM
Receipt #: 2518505
Requestor:
COMPREHENSIVE PLANNING
CLAR
Recorded By: BGN Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

BILL NO. 7-8-15-1

SUMMARY - An ordinance to adopt the Development Agreement with Indian Springs Investments, LLC for a 304 unit multi-family development (apartment complex), generally located on the south side of Boulder Lane 660 feet west of Sky Road within the boundaries of the Town of Indian Springs.

ORDINANCE NO. 4317
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE development agreement with Indian Springs Investments, LLC, who owns approximately 15.8 acres, for a 304 unit multi-family development, generally located on the south side of boulder lane 660 feet west of sky road within the boundaries of the town of Indian Springs, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes and Chapter 30.20 of the Clark County Code, the Development Agreement with Indian Springs Investments, LLC, who owns approximately 15.8 acres for a 304 unit multi-family development, generally located on the south side of Boulder Lane 660 feet west of Sky Road, within the boundaries of the Town of Indian Springs, is hereby adopted.

SECTION 2. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 8th day of July, 2015

PROPOSED by: Steve Sisolak

PASSED on the 22nd day of July

VOTE:

AYES: Susan Brager

Lawrence L. Brown III

Tom Collins

Mary Beth Scow

Steve Sisolak

Lawrence Weekly

NAYS: None

ABSTAINING:

None

ABSENT:

Chris Giunchigliani

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By:

STEVE SISOLAK, Chairman

ATTEST:

Lynn Marie Ghyra
Lynn Marie Ghyra, County Clerk

This ordinance shall be in force and effect from and after the 5th day
of August

ZONING



Department of Comprehensive Planning

500 S Grand Central Pkwy • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director

NOTICE OF FINAL ACTION

January 17, 2023

KAEMPFER CROWELL
1980 FESTIVAL PLAZA DR, STE 650
LAS VEGAS, NV 89135

REFERENCE: ET-22-400124 (ZC-0387-08)

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **January 04, 2023** and was **APPROVED** subject to the conditions listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

CONDITIONS OF APPROVAL -

Current Planning

- Staff to prepare an ordinance to adopt the zoning;
- Until November 2, 2024 to commence the waivers of development standards and the design review.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
MICHAEL NAFT • MARILYN KIRKPATRICK • TUCK SEGERBLOM • ROSS MILLER • WILLIAM MCCURDY II
KEVIN SCHILLER, County Manager



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director

NOTICE OF FINAL ACTION

November 10, 2016

DAVE TURNER
1210 HINSON STREET
LAS VEGAS, NV 89102

REFERENCE: NZC-0387-08 (ET-0134-16)

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195 which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 2, 2016** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.**

CONDITIONS:

Current Planning

- Until October 7, 2019 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

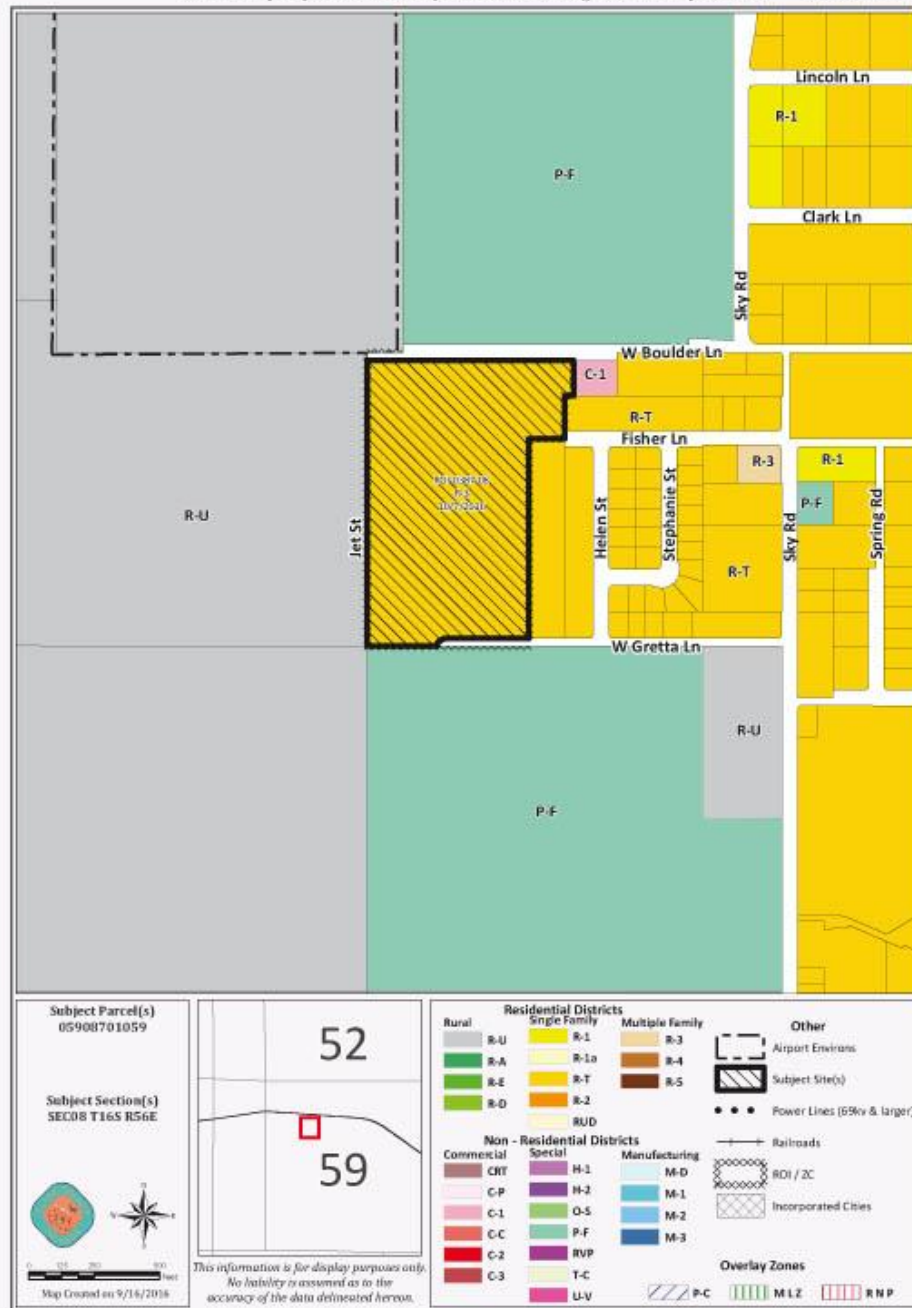
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is within 400 feet of the parcel; and that at time of development, submit a Point of Connection (POC) request to the CCWRD to ensure the location and capacity in the public collection system.

Clark County Department of Comprehensive Planning, Clark County, Nevada

NZC-0387-08





Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

A CENTURY OF SERVICE

Barbara Ginoulas, Director • Rod Allison, Assistant Director

NOTICE OF FINAL ACTION

October 15, 2009

ROBERT GRONAUER
3800 HOWARD HUGHES PARKWAY 7TH FLR
LAS VEGAS, NV 89169

REFERENCE: NZC-0387-08

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **October 7, 2009** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

- Provide legal description for Phase 1;
- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners including but not limited to on-site security, alignment of and improvements for Jet Street, off-sites on Boulder Lane, maximum density, signage and traffic calming devices, and phasing of project;
- Development Agreement as a public hearing to be heard by the Indian Springs Town Board and the Board of County Commissioners;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

Civil Engineering

- Right-of-way dedication to include 30 feet for Greta Lane, 30 feet for Jet Street, and associated spandrel;
- Construct full off-sites;
- Drainage study and compliance;

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • SUSAN BRAGER, Vice-Chair
LARRY BROWN • TOM COLLINS • CHRIS CHURCHILL • STEVE SISLAK • LAWRENCE WEEKLY
VIRGINIA VALENTINE, P.E., County Manager



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

A CENTURY OF SERVICE

Barbara Ginoulias, Director • Rod Allison, Assistant Director

- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering Division approval;
- Right-of-way dedication to include 30 feet for Fisher Lane or apply for and have approved a vacation of Fisher Lane, if Fisher Lane is vacated then right-of-way dedication to include a Clark County approved turn around at the westerly terminus of Fisher Lane or at the northerly terminus of Helen Street;
- If project is gated, queuing analysis and/or gate/callbox location to be approved by Civil Engineering prior to tentative map approval.

BOARD OF COUNTY COMMISSIONERS

RORY REID, Chairman • SUSAN BRAGER, Vice-Chair
LARRY BROWN • TOM COLLINS • CHRIS GIUNCHIGLIANI • STEVE SISOLAK • LAWRENCE WEEKLY
VIRGINIA VALENTINE, P.E., County Manager

SITE PICS



Photo 1: View across the Site, toward the north.



Photo 2: View across the Site, toward the south.



Photo 3: View across the Site, toward the east.



Photo 4: View across the Site, toward the west.



Indian Springs
Elementary School



Indian Springs Post Office



Indian Springs Civic Center



Indian Springs Civic Center
Playground

PARCEL MAPS

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 FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

—	PARCEL BOUNDARY	□	CONDOMINIUM UNIT	001	ROAD PARCEL NUMBER
- - -	SUB BOUNDARY	□	AIR SPACE PCL	001	PARCEL NUMBER
- - -	PM/LD BOUNDARY	□	RIGHT OF WAY PCL	1.00	ACREAGE
- - -	ROAD EASEMENT	□	SUB-SURFACE PCL	202	PARCEL SUB/SEQ NUMBER
- - -	MATCH / LEADER LINE			PB 24-45	PLAT RECORDING NUMBER
- - -	HISTORIC LOT LINE			5	BLOCK NUMBER
- - -	HISTORIC SUB BOUNDARY			5	LOT NUMBER
- - -	HISTORIC PM/LD BOUNDARY			GLS	GOV LOT NUMBER

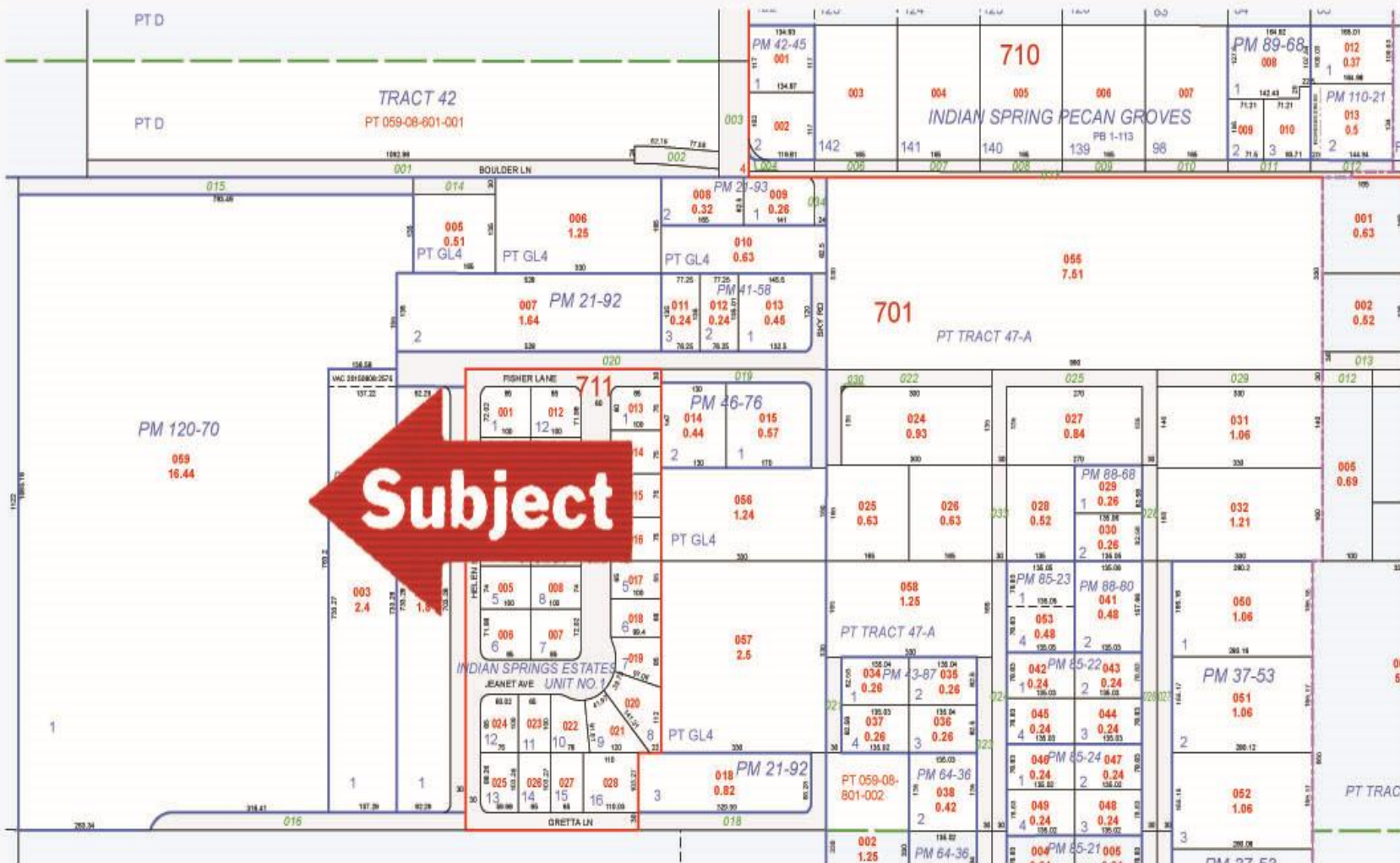
BLOCK	T16S R56E
SEC.	8
TWP	N 2 SE 4

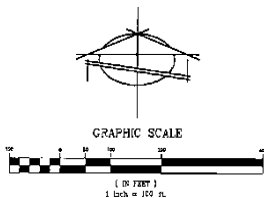
Scale: 1" = 200'

Rev: 9/15/2015

059-08-7







LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTH-EAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.M. DESCRIBED AS FOLLOWS:

LOT ONE (1) OF THAT CERTAIN PARCEL MAP IN FILE 66 OF PARCEL MAPS, PAGE 74, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED OCTOBER 11, 1989 IN BOOK 30 OF THE DOCUMENT NO. 00865, OFFICIAL RECORDS.

AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.M.

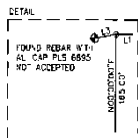
INCLUDING THOSE CERTAIN RIGHT-OF-WAY VACATIONS RECORDED PER BOOK/INSTRUMENT NOS. _____ AND _____ OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGEND

- PARCEL BOUNDARY LINE
- SECTION LINE
- STREET CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SET BEAR WITH CAP PLS 2162
- FOUND MONUMENTATION AS SHOWN

LINE	LENGTH	BEARING
1	33.00	S89°59'40"E
2	30.00	N00°00'00"W
3	30.00	S91°10'46"W

CURVE	LENGTH	RAIUS	DELTA	TANGENT
C1	55.65	45.50	70°24'52"	31.91



REFERENCES

- R1 FILE 66 PAGE 74 OF PARCEL MAPS
- R2 FILE 21 PAGE 52 OF PARCEL MAPS
- R3 FILE 21 PAGE 93 OF PARCEL MAPS

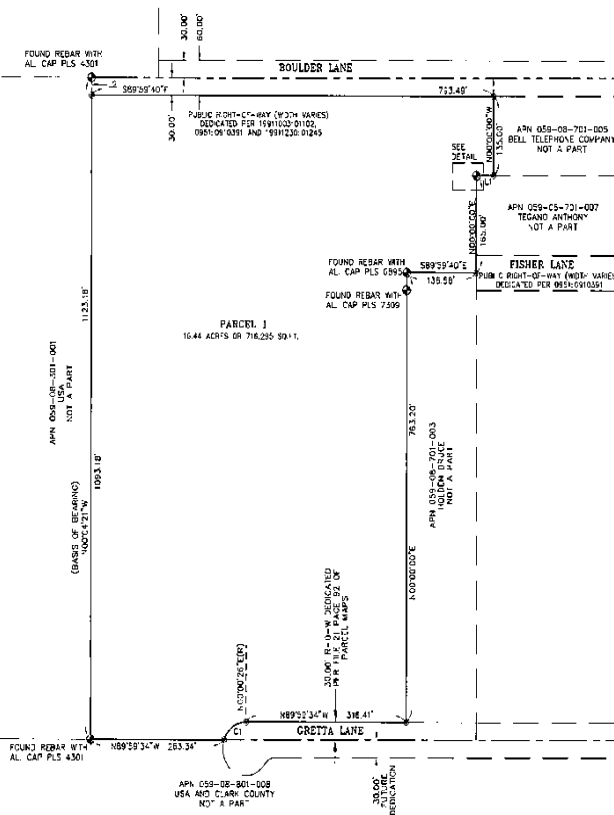
BASIS OF BEARINGS

NORTH 00°04'24" WEST - BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.M. AS SHOWN IN FILE 66 OF PARCEL MAPS, PAGE 74, CLARK COUNTY RECORDS, NEVADA.

PARCEL MAP

A MERGER AND RESUBDIVISION OF

A DEED RECORDED NOVEMBER 22, 2005 AS BOOK NO. 20051122 INSTRUMENT NO. 03279, OFFICIAL RECORDS, CLARK COUNTY RECORDER'S OFFICE BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.M., CLARK COUNTY, NEVADA



ZONING APPROVAL

THIS IS TO CERTIFY THAT THE ZONING ADMINISTRATOR, AS DESIGNATED BY THE BOARD OF COUNTY COMMISSIONERS, APPROVES THIS MAP ON BEHALF OF CLARK COUNTY ON THE _____ DAY OF _____ 20____.

TINA GARRISON
FOR THE ZONING DEPARTMENT

COUNTY SURVEYOR'S CERTIFICATE

I, JAMES C. MARLETT, JR., COUNTY SURVEYOR, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 20____ I EXAMINED THIS PARCEL MAP AND THAT IT IS TECHNICALLY CORRECT AND DO FURTHER CERTIFY THAT I HAVE APPROVED AND ACCEPTED ON BEHALF OF THE PUBLIC, ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SHOWN HEREON.

JAMES C. MARLETT, JR.
CLARK COUNTY SURVEYOR
NEVADA CERTIFICATE NO. 13385

SURVEYOR'S CERTIFICATE

I, RICHARD J. BAUGHMAN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR BAUGHMAN & TURNER, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF INDIAN SPRINGS INVESTMENTS, LLC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.M., CLARK COUNTY, NEVADA AND WAS COMPLETED ON _____.
- THIS PLAT COMPLETES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED.
- THE MONUMENTS DEPICTED HEREON ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RICHARD J. BAUGHMAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 3163

OWNER'S CERTIFICATE

I, THE INDIAN SPRINGS INVESTMENTS, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND SHOWN HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE: _____

AS: _____
FOR INDIAN SPRINGS INVESTMENTS, LLC

ACKNOWLEDGMENT

STATE OF NEVADA

(SS)

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____

BY: _____

AS: _____
FOR INDIAN SPRINGS INVESTMENTS, LLC

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: _____

CLARK COUNTY RECORDERS NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE PLANNED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX (NRS 278.5695)

MSM-0010-15

PARCEL MAP A MERGER AND RESUBDIVISION OF A DEED RECORDED NOVEMBER 22, 2005 AS BOOK NO. 20051122 INSTRUMENT NO. 03279, OFFICIAL RECORDS, CLARK COUNTY RECORDER'S OFFICE BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.M., CLARK COUNTY, NEVADA BAUGHMAN & TURNER, INC. CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 1210 HINSON STREET LAS VEGAS, NEVADA 89102 PH (702) 870-8771 FAX (702) 878-2065		NO. Filed at the request of BAUGHMAN & TURNER, INC. Date _____ AL File _____ Page _____ Official Records Book _____ Clark County, Nevada Recorder Debbie Conway, Recorder Fee _____ Deputy _____
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XL LANDSCAPE SITE PLANS



CONCEPTUAL LANDSCAPE LAYOUT - NON-PROGRAMMABLE PARK AREA

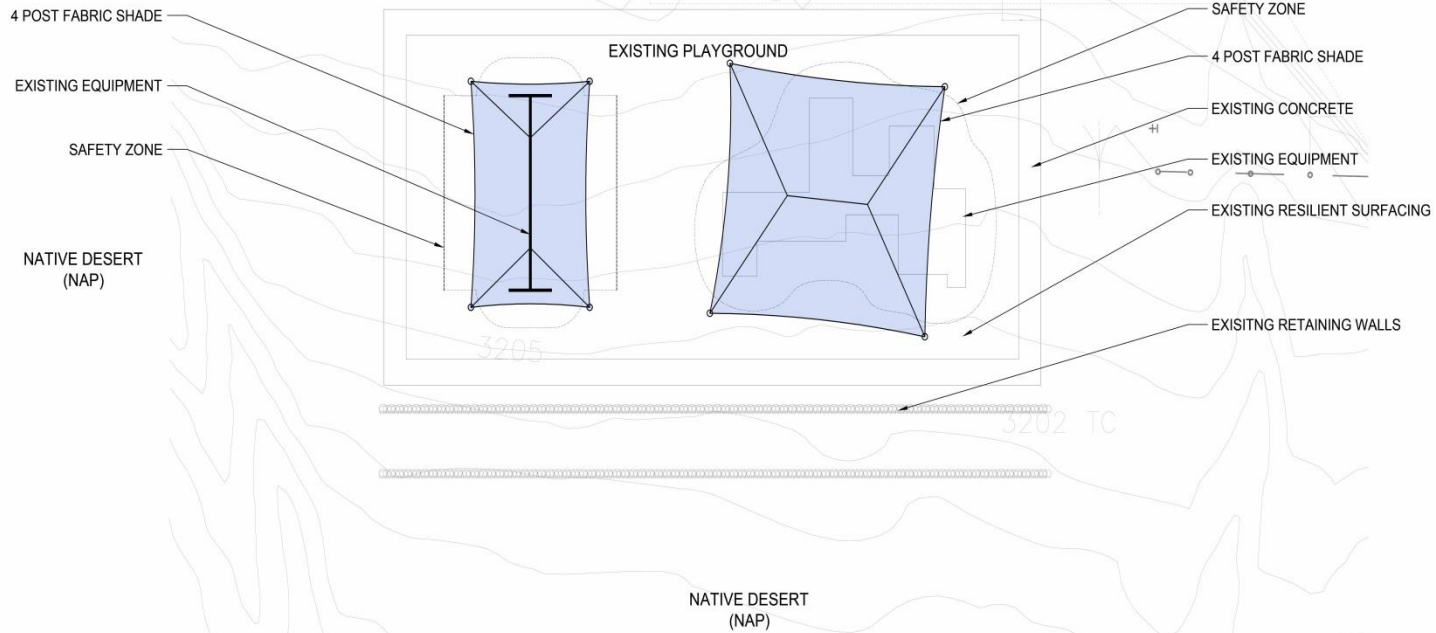
INDIAN SPRINGS INVESTMENTS, LLC - APARTMENT HOMES PROJECT

CONTRACTOR'S SIGNATURE: These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under the contractor license category authorized under NRS 624.0. These plans are property of XL Landscape Development, LLC. Unauthorized use by others is prohibited.

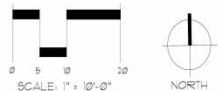
11.10.14



451 E. SUNSET ROAD
HENDERSON, NV 89011
(702) 598-1711 • (702) 598-1733



- NOTES:
1. ALL POST MUST BE OUTSIDE FALL ZONE OF EXISTING EQUIPMENT.
 2. SHADE STRUCTURE MUST BE MINIMUM 7' ABOVE HIGHEST DECK HEIGHT OF EXISTING EQUIPMENT.



CONCEPTUAL SHADE STRUCTURE LAYOUT - EXISTING PLAYGROUND AREA

INDIAN SPRINGS INVESTMENTS, LLC - APARTMENT HOMES PROJECT

CONTRACTOR'S SIGNATURE: These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under the contractor license category authorized under NRS 624.0. These plans are property of XL Landscape Development, LLC. Unauthorized use by others is prohibited.

11.10.14

XL LANDSCAPE
DEVELOPMENT

451 E. SUNSET ROAD
HENDERSON, NV 89011
(p) 702.598.1711 - (f) 702.598.1733

PRELIMINARY LANDSCAPE PROPOSAL

November 18, 2014

Dear Client:

Please accept this bid for the project known as:

INDIAN SPRINGS PROJECT

This project was bid according to plans and specifications dated:

XL Landscape Design / Build – Concept Sheets dated 11.18.14



This budget proposal has been prepared based upon provided Preliminary plans. Due to the lack of 100% complete construction documents and specifications, some assumptions have been made. The information included in this budget proposal is intended to provide a relative magnitude of probable cost for the project stated above.

This bid includes and excludes the following:

1. Finish grading is included in the base price.
2. Rough grading is included in the base price.
3. Import soils / export spoils, due to rough grading, are included in the base price.
4. Design build irrigation is included in the base price.
5. Topsoil, up to 4" in lawn areas, is included in the base price.
6. Sod for turf areas is included in the base price per plan.
7. Concrete Lawn edging is included in the base price per plan.
8. Decorative rock is included in the base price per plan.
9. Stabilized D.G. path is included in the base price per plan.
10. Landscape mounding is included in the base price per plan.
11. (25 ea.) 24" box trees are included in the base price per plan.
12. (92 ea.) 5-gallon plants are included in the base price per plan.
13. (4 ea.) Precast concrete picnic tables are included in the base price per plan.
14. (3 ea.) Precast concrete benches w/ backs are included in the base price per plan.
15. (2 ea.) Trash receptacles are included in the base price per plan.
16. (1 ea.) Water fountain w/doggie dispenser is included in the base price per plan.
17. (39 ea.) Timber bollards w/ steel cable guard is included in the base price per plan.
18. (1,274 sqft.) Concrete pads @ picnic areas & ADA ramp is included in the base price per plan.
19. (2 ea.) Steel Shade structures are included in the base price.
20. (2 ea.) Fabric Shade structures are included in the base price.
21. Maintenance is not included in the base price.
22. Water to be supplied to the point of connection by others.
23. Power to be supplied to the irrigation controller(s) locations by others.
24. Hard digs are not included in the base price. To be billed at Time and Material.
25. Clean up of other trades debris is not included.
26. Standard wage rates have been used.

BASE PRICE BREAKOUT:

NON-PROGRAMABLE PARK:

All items per plan excluding Steel Shade Structures.....	\$ 104,437.00
(2 ea.) Steel Shade Structures.....	\$ 37,814.00*
(Substitute steel shade structure with Square fabric shade structure).....	< \$ 10,030.00 >*

*Should spread footing be required add \$ 2,509.00

SHADE STRUCTURES @ EXISTING PARK:

(2ea.) Shade Structures per plan (Includes Surfacing repair after install).....	\$ 43,758.00*
---	---------------

*Should spread footing be required add \$ 2,509.00

TRAIL AREA:

D.G. Area per plan.....	\$ 1,579.00
(1,605 sqft.) 5' wide asphalt paved trail per plan.....	\$ 9,783.00

PRELIMINARY LANDSCAPE PROPOSAL



PAYMENT SCHEDULE:

PROGRESS BILLING

WARRANTY:

PLANTS

90 DAYS

IRRIGATION

1 YEAR

SITE FURNISHINGS

MANUFACTURER

Warranties do not cover vandalism, acts of God (severe weather), existing components, negligence, damage by animals, or interruptions to the water or electricity supply.

Warranty is valid only in moderate weather conditions.

Sincerely,

Joshua Ramsey
Designer / Estimator
909.556.5993



461 E. Suncoast Rd. - Henderson, NV 89011 - Phone (702) 598-1711 - Fax (702) 598-1768

www.xllandscape.com

NVCLA 0077611, C-5 / Bid Until \$200,000

NVCLA 0077612, C-10 / Bid Until \$1,500,000

NVCLA 0077613, C-13 / Bid Until \$200,000

SOILS

**GEOTECHNICAL EVALUATION FOR
A 15.8+ ACRE RESIDENTIAL DEVELOPMENT
LOCATED AT THE SOUTHEAST CORNER OF
BOULDER LANE AND JET STREET,
CLARK COUNTY, NEVADA**

July 26, 2004

GTI- Nevada Work Order No. 5428-LV6

Prepared For:

SINCLAIR CONSTRUCTION
8780 La Sundora
Las Vegas, Nevada 89129

GEOTEK, INC. - NEVADA

PARTICULATE EMISSION POTENTIAL

Based upon review of our laboratory data, our observations of the subject project, and the Particulate Emission Potential Flowchart, Figure I, of the *Construction Activities Notebook including the Section 94 Handbook* dated August 24, 2000; the Particulate emission potential for this project is categorized as "MOD LOW."

CONCLUSIONS

Based on our field exploration, laboratory testing, engineering and geologic analyses, it is our opinion that the subject site is suited for development from a geotechnical engineering and geologic viewpoint. The recommendations presented herein should be incorporated into the final design, grading, and construction phases of development.

The engineering analyses performed concerning site preparation and the recommendations presented below, have been completed using the information provided to us regarding site development. In the event that the information concerning proposed development is not correct, the conclusion and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report are modified or approved in writing by this office.

RECOMMENDATIONS-EARTHWORK CONSTRUCTION

General

All grading should conform to the International Building Code (IBC) and the requirements of the Clark County except where specifically superseded in the text of this report. During earthwork construction all removals, drain systems, slopes, and the general grading procedures of the contractor should be observed and the fill selectively tested by a representative of GeoTek, Inc.

If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. It is recommended that the earthwork contractor(s) perform their own independent reconnaissance of the site to observe field conditions first hand. Therefore, if the contractor(s) should have any questions regarding: site conditions, site preparation, or the remedial recommendations provided, they should contact a representative of GTI for any necessary clarification's prior to submitting earthwork bids. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met. Debris, vegetation, and other deleterious material should be removed from areas proposed for structural fill prior to the start of construction.

The soils onsite were found to have a corrosive potential to concrete and metal; therefore, materials selected for construction purposes should be resistant to corrosion. Where permitted by building code PVC pipe should be utilized. We recommend the use of sulfate resistant concrete (Type V Portland Cement or equivalent for "severe" sulfate exposure conditions) for all concrete mixtures in contact with soil. According to Table 1904.3 of the 2000 International Building Code, concrete exposed to "severe" sulfate exposure conditions, must have a minimum specified compressive strength (f'_c) of 4,500 psi and a maximum water-cementitious materials ratio of 0.45. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA), the American Concrete Institute (ACI), and the International Building Code (IBC).



APPROXIMATE SITE LOCATION



APPROXIMATE BORING LOCATIONS



6055 Fremont Street, Suite A
Las Vegas, NV 89119
(702) 897-4474 (office)
(702) 897-2217 (fax)

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE # 2
GEOTECHNICAL MAP
"Boulder Lane and Jet Street"
Southeast Corner of Boulder Lane and Jet Street
Clark County, Nevada
Prepared for: Sinclair Construction

Work Order No.

5428-LV6

Report Date

July 2004

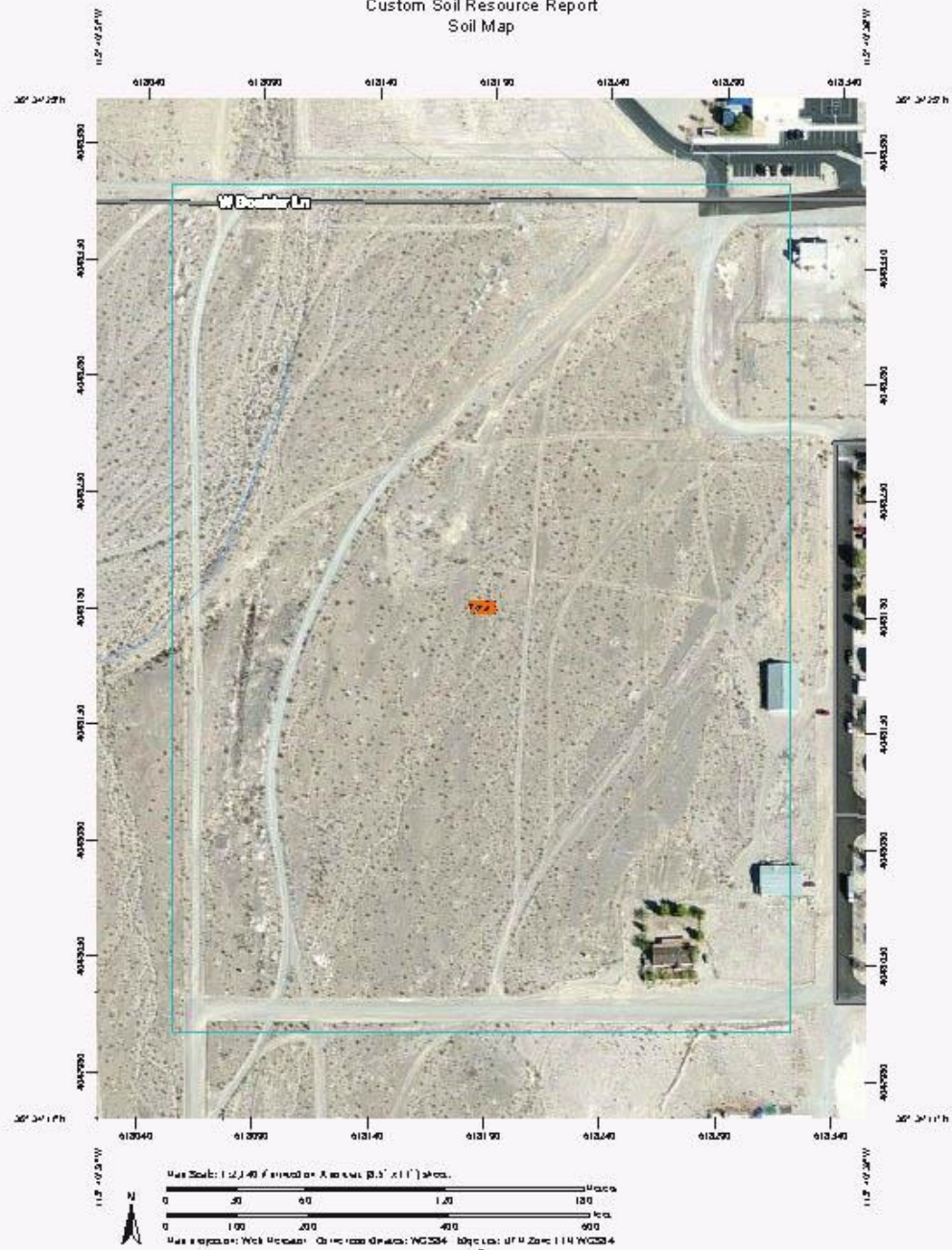
Drawn By

GDG

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

-  Area of Interest (AOI)

Soils

-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

Special Point Features

-  Blowout
-  Barrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Parental Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

-  Streams and Canals

Transportation

-  Rail
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clark County Area, Nevada
Survey Area Data: Version 10, Aug 22, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 20, 2011—Oct 17, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Clark County Area, Nevada (NV755)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
723	Cone Creek-Haymora Association	24.1	100.0%
Total for Area of Interest		24.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soils survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, on-site investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Clark County Area, Nevada

723—Corncreek-Haymont association

Map Unit Setting

National map unit symbol: hqz8

Elevation: 3,120 to 3,510 feet

Mean annual precipitation: 5 to 8 inches

Mean annual air temperature: 60 to 65 degrees F

Frost-free period: 180 to 260 days

Farm land classification: Not prime farmland

Map Unit Composition

Corncreek and similar soils: 50 percent

Haymont, dry, and similar soils: 35 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Corncreek

Setting

Landform: Fan skirts

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Alluvium derived from limestone and dolomite over lacustrine deposits

Typical profile

H1 - 0 to 1 inches: extremely gravelly fine sandy loam

H2 - 1 to 4 inches: gravelly fine sandy loam

H3 - 4 to 31 inches: extremely gravelly sandy loam

H4 - 31 to 60 inches: silt loam

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (K_{sat}): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Rare

Frequency of ponding: None

Calcium carbonate, maximum in profile: 95 percent

Gypsum, maximum in profile: 1 percent

Salinity, maximum in profile: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 30.0

Available water storage in profile: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B

Ecological site: OUTWASH PLAIN (R030XY046NV)

Custom Soil Resource Report

Other vegetative classification: Calcareous Loam 5-7 p.z. (030XA066NV_1)

Hydric soil rating: No

Description of Haymont, Dry

Setting

Landform: Lake plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed alluvium

Typical profile

H1- 0 to 2 inches: silt loam

H2- 2 to 13 inches: silt loam

H3- 13 to 29 inches: silt loam

H4- 29 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 35 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Strongly saline (16.0 to 32.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 45.0

Available water storage in profile: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B

Ecological site: ALLUVIAL PLAIN (R030XY047NV)

Hydric soil rating: No

Minor Components

Threelakes

Percent of map unit: 6 percent

Landform: Fan remnants

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: CALCAREOUS LOAM 5-7 P.Z. (R030XA066NV)

Other vegetative classification: Calcareous Loam 5-7 p.z. (030XA066NV_1)

Hydric soil rating: No

Weiser

Percent of map unit: 5 percent

Landform: Fan remnants

Landform position (two-dimensional): Summit

Down-slope shape: Linear

Across-slope shape: Convex

Custom Soil Resource Report

Ecological site: GRAVELLY LOAM 5-7 P.Z. (R030XB102NV)

Hydric soil rating: No

Oldspan

Percent of map unit: 2 percent

Landform: Fan remnants

Down-slope shape: Linear

Across-slope shape: Convex

Ecological site: DESERT PATINA (R030XY092NV)

Hydric soil rating: No

Weiser

Percent of map unit: 2 percent

Landform: Fan remnants

Landform position (two-dimensional): Summit

Down-slope shape: Linear

Across-slope shape: Convex

Ecological site: GRAVELLY FAN 5-7 P.Z. (R030XB075NV)

Other vegetative classification: Gravelly Fan 5-7 p.z. (030XB075NV_1)

Hydric soil rating: No

ESA – PHASE I



GeoTek, Inc.
6835 South Escondido Street Suite A Las Vegas, Nevada 89119-3832
(702) 897-1424 Office (702) 897-2213 Fax www.geotekusa.com

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**BOULDER LANE PROPERTY
875 WEST BOULDER LANE
INDIAN SPRINGS, NEVADA**

August 26, 2016

Project No. 13095-LV2-ESA

Prepared for:

**INDIAN SPRINGS INVESTMENTS, LLC
c/o Berkshire Hathaway Home Service Nevada Properties
7475 West Sahara Avenue, Suite 100
Las Vegas, Nevada 89117**

I.0 EXECUTIVE SUMMARY

GEO TEK, INC. (GEO TEK) has performed a Phase I Environmental Site Assessment (ESA) on the Boulder Lane Property (the "Site"), located at 875 West Boulder Lane in the town of Indian Springs, unincorporated Clark County, Nevada. Our services were conducted in substantial conformance with the scope and limitations of the American Society of Testing and Materials (ASTM) E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", which is approved to meet the requirements of the federal All Appropriate Inquiry (AAI) standards as set forth in the Code of Federal Regulations, Title 40, Section 312 (40 CFR 312), and the GeoTek Proposal No. P0807216-LV dated August 12, 2016. Any additions or deletions from our scope of services are discussed in the appropriate sections of this assessment.

A representative of GEO TEK conducted a Site reconnaissance on August 19, 2016. The weather was warm with partly cloudy skies. The rectangular shaped Site is comprised of one (1) parcel of land, and encompasses approximately 16 acres. The Site was accessed from the north, via West Boulder Lane. The Site is vacant desert land. No obvious visual evidence of hazardous materials or wastes was observed. No pungent or acrid odors were observed emanating from the Site. No stressed vegetation was observed.

The Site is in an area characterized by rural residences, a high school, and vacant desert land. West Boulder Lane (unpaved) bounds the Site on the north, beyond which is a high school. Vacant desert land borders the Site to the south and west. Three rural residences border the Site on the east.

Based on readily available historic information, the Site appears to have been undeveloped desert land since at least 1942. The vicinity was vacant desert land from at least 1942 until sometime before 1994, when a school and rural residences were present in aerial photographs. No historic recognized environmental conditions were identified from the historic information reviewed.

The Site does not appear on the environmental database report obtained for this assessment. None of the adjacent properties appear on the database report. There is one facility listed in the environmental database report within the minimum search distances specified by ASTM E 1527-13. This facility does not represent a recognized environmental condition due to its distance and location hydrogeologically cross-gradient.



This Phase I Environmental Site Assessment has not revealed evidence of a recognized environmental condition or environmental concern at the subject Site. No further environmental investigation is necessary at this time.

This executive summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

11.0 CONCLUSIONS AND RECOMMENDATIONS

GEOTEK has performed a Phase I Environmental Site Assessment (ESA) for the subject Site in substantial conformance with the scope and limitations of ASTM E 1527-13 and the GeoTek Proposal No. P0807216-LV dated October 28, 2014.

This Phase I Environmental Site Assessment has not revealed evidence of a recognized environmental condition at the subject Site. No further environmental investigation is necessary at this time.



FAMILY DOLLAR STORE

Color Photograph



Color photograph of recently completed Family Dollar store with similar design as proposed Family Dollar store at MacFarland & S. Frontage Rd.



New Family Dollar – Now Open
Fall 2019



Casino, Bob's Big Boy, C-Store & Gas Station
Scheduled Opening Summer 2020

RETAIL BUILDING
(TITLE 30)

APPROVED

US HWY 95/MACFARLAND AVE
(INDIAN SPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0028-17 – DANE, LEE & MARIE AND RBR ENTERPRISES LLC:

ZONE CHANGE to reclassify 1.0 acre from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative street landscaping; 2) reduced roof pitch; 3) modified street standards; and 4) off-site improvements (street lights).

DESIGN REVIEW for a retail building.

Generally located on the southwest corner of US Highway 95 and MacFarland Avenue within Indian Springs (description on file). LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:

059-09-210-002 & 003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a 10 foot wide landscape area with an attached sidewalk along MacFarland Avenue where a minimum 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.
- b. Reduce street landscape width to 11 feet along US Highway 95 where a minimum of 15 feet is required per Figure 30.64-17 (a 26.6% reduction).
2. Reduce roof pitch to 1:12 where a minimum of 3:12 is required per Table 30.56-2.
3. Reduce the distance between a driveway along US Highway 95 and an intersection to 79 feet where a minimum of 150 feet is required per Standard Drawing 222.1 (a 47.3% reduction).
4. Waive off-site improvements (street lights) where required per Title 30.52.

LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 139 & 153 MacFarland Avenue
- Site Acreage: 1
- Project Type: Retail Building
- Number of Stories: 1
- Building Height: 23 feet 4 inches

- Square Feet: 8,320
- Parking Required/Provided: 34/37

Site Plans

This is a conforming zone change request from H-2 to C-2 zoning. The plans show a proposed 8,320 square foot retail building (Family Dollar) located approximately 82 feet from the north property line and 10 feet from the east property line. Access to the site is from both US Highway 95 (frontage road) and MacFarland Avenue. A total of 37 parking spaces are provided to the north and west of the building where a minimum of 34 spaces are required. A trash enclosure is shown on the southwest portion of the site located a minimum of 50 feet from the south property line. An existing off-premises sign (billboard) will remain along the south property line.

Landscaping

A 10 foot wide landscape area with an attached sidewalk is proposed along MacFarland Avenue with medium sized trees every 20 feet and shrubs to cover 50% of the landscaped area. An 11 to 36 foot wide landscape area with an existing attached sidewalk is shown along US Highway 95 with medium sized trees every 20 feet and shrubs to cover 50% of the landscaped area. An 18 foot wide landscape area with medium trees every 20 feet and a 6 foot high block wall is shown along the south property line. A 5.5 foot wide landscape area with 2 medium trees for parking lot landscaping is shown along the west property line. A 4 foot high block wall also exists along the west property line.

Elevations

The plans show a 1 story, 23 foot 4 inch high retail building. The front elevation is constructed of "Nichia" fiber cement wall panels, a metal or fabric awning, and an aluminum storefront system. The remaining elevations consists of metal wall panels covered with stucco finish. The roof is decorative metal with a 1:12 roof pitch. An arched parapet wall is located on the front elevation above the main entrance to the building.

Floor Plans

The plans depict an 8,320 square foot retail building consisting of sales area, sales support area, an office, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed Family Dollar store will be an asset to the community and residents, who currently have to travel to Las Vegas to do the majority of their household shopping. An attached sidewalk with a 10 foot wide landscape area along MacFarland Avenue is consistent with the community and aids in the design of the site which has a limited parcel width. The street landscaping along US Highway 95 is 36 feet wide on the west side but reduces to 11 feet on the east side due to the fact that US Highway 95 does not run in a true east-west direction. To achieve a 3:12 roof pitch, significantly larger trusses would be required that would add increased cost to the building, which would not meet the construction budget that is aligned with sales forecasts for the business. The driveway along US Highway 95 is as far west as possible from the intersection of US Highway 95 and MacFarland Avenue. Due to the limited width of parcel, it is not possible to meet the 150 foot distance requirement from the intersection.

Furthermore, the proposed building is 10 feet from the east property line where wall pack lights will be installed along the east elevation. The wall pack lights should sufficiently light MacFarland Avenue where streetlights would not be needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1832-99	Communication antennas and a storage shed on the south parcel subject to 5 years for review - expired	Approved by PC	January 2000
UC-101-85	Remodel an existing service station into an automobile repair and body shop on the north parcel subject to 5 years for review - expired	Approved by PC	June 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Public Facilities	C-2 & R-U	Undeveloped & Creech Air Force Base
South	Residential Suburban (up to 8 du/ac)	R-1	Undeveloped
East	Commercial Tourist	H-1	Convenience store with gas pumps & undeveloped
West	Commercial Tourist	H-2	U.S. Post Office

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

The zone change request complies with the Northwest County Land Use Plan which designates the site as Commercial Tourist, and is compatible with the existing and planned land uses in the area. Generally C-2 zoning is reserved for sites over 10 acres, but the site is located at the intersection of an arterial (US Highway 95) and a collector (MacFarland Avenue) street, which is the main intersection for the community. Furthermore, C-2 zoning is located to the north and H-1 zoning with commercial uses approved is located to the east, which forms a node of general commercial activity that is over 10 acres at this intersection. Additionally, the current H-2 zoning designation is an antiquated zoning category that cannot be requested under today's code. Therefore, staff can support this request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff can support the proposed 10 foot wide landscaped area with attached sidewalk along MacFarland Avenue. An attached sidewalk already exists along MacFarland Avenue on the northern parcel, and this request will allow the same type of sidewalk to be extended to the southern parcel. Additionally, detached sidewalks presently do not exist anywhere along MacFarland Avenue. A 10 foot wide landscape area along MacFarland Avenue will exceed the street landscaping presently found in the surrounding area.

Although the street landscape width is reduced to 11 feet along US Highway 95, the overall landscape width will average over the required 15 feet. The street landscape width is 36 feet on the west side of the property and tapers down to the 11 feet on the east side of the property. This is a result of US Highway 95 not being a true east/west street, which shaves the north portion of the property, while the remaining property lines remain in a true east/west and north/south direction. Regardless, staff finds the proposed landscaping will meet the intent of Title 30 and will exceed the landscaping width found on the adjacent U.S. Post Office property to the west. Therefore, staff can support this request.

Waiver of Development Standards #2

Staff can support the request to reduce the roof pitch. A number of buildings in the area do not meet the minimum roof pitch including the existing convenience store to the east and a large number of manufactured homes in the surrounding area. Furthermore, the proposed building will have an arched parapet on the primary front elevation that faces US Highway 95 that will significantly screen the reduced roof pitch.

Design Review

The request complies with Policy 7.1 of the Northwest County Land Use Plan which states that through site planning and building design, ensure that commercial developments are compatible with abutting uses. The proposed design also improves a highly visible site where an abandoned building has existed for a number of years. Furthermore, the design of the site is respectful of the planned Residential Suburban uses to the south. The building is set back approximately 65 feet from the south property line and an 18 foot wide landscape area along the south property line will help screen and buffer the site. Therefore, the request complies with Policy 2.3 which encourages site designs that are compatible with adjacent land uses, especially when the adjacent land use is at a lower density or intensity.

Public Works – Development Review

Waiver of Development Standards #3

Site dimensions do not allow for compliance with the required 150 foot approach distance; therefore, staff has no objection to waiver of development standards #3 to reduce the approach distance to 79 feet from the driveway to the intersection.

Waiver of Development Standards #4

Streetlights are a very important element for pedestrian and traffic safety. The applicant states that the lighting being installed on the exterior of the building would illuminate the road; however, the illumination of a public road cannot depend on private service to which the County does not have any control over; therefore, staff cannot support waiver of development standards #4.

Staff Recommendation

Approval of the zone change, waivers of development standards #1, #2, #3, and the design review; denial of waiver of development standards #4.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- No resolution of intent and staff to prepare an ordinance to adopt the zoning.

Public Works – Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Installation of streetlight conduit and pull boxes at the ultimate location of the future streetlight poles;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication of corner spandrel;
- Close all existing pan drive ways and reconstruct with curb, gutter and sidewalk;
- Commercial curb return driveways per Standards 222.1 and 225;
- Nevada Department of Transportation approval.

Building/Fire Prevention

- Applicant is advised that fire hydrants and fire sprinklers will be required for this building; and that applicant will be responsible to demonstrate how fire flow is met for this building.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

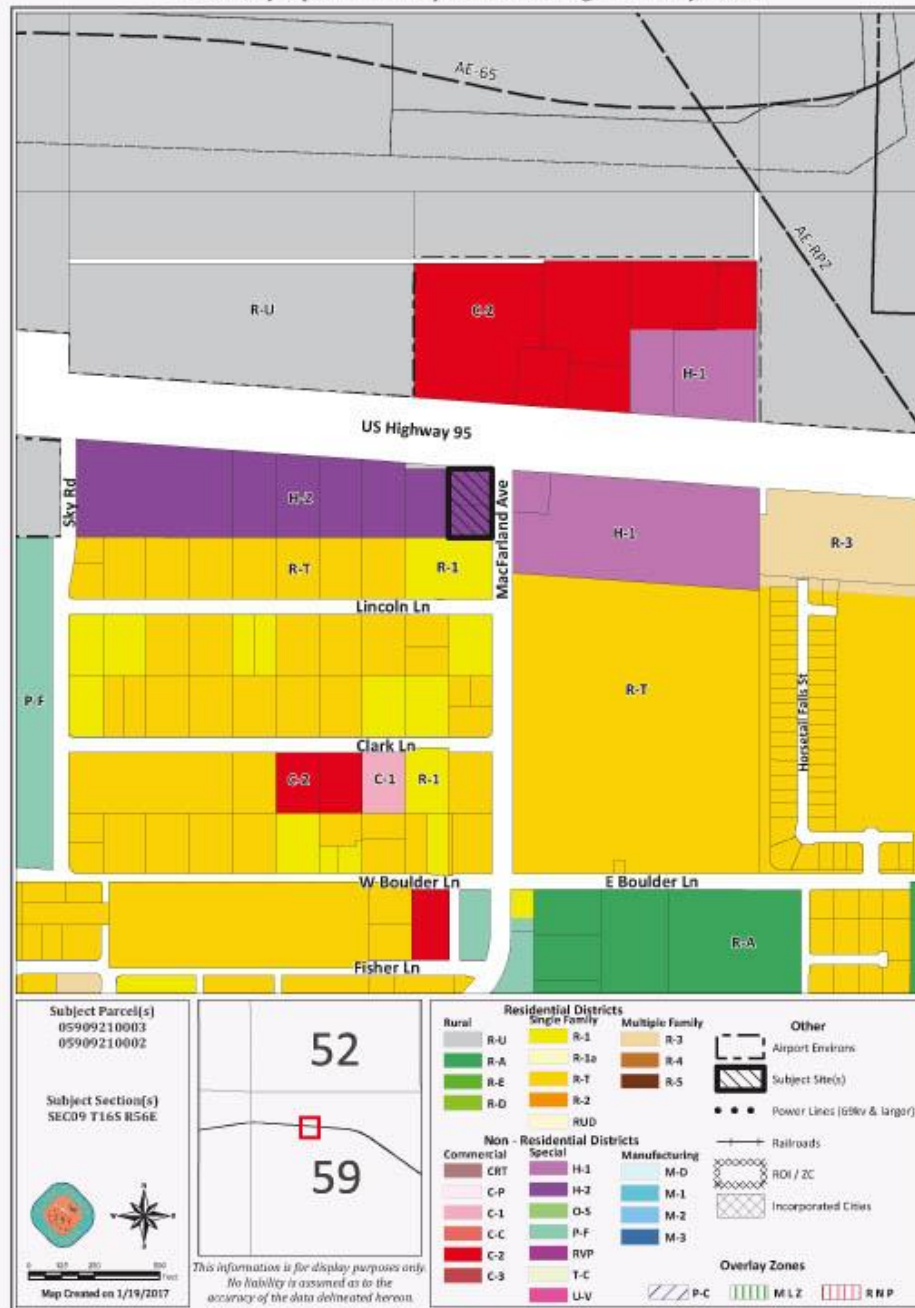
APPLICANT: Leading Tech Development

CONTACT: Greg Wall, 1835 S. Highway 89, Pary, UT 84302

Commission Agenda Map

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZC-0028-17



CASINO – TAVERN
RESTAURANT & C-STORE
W/GAS

40. **ZC-0334-15 - INDIAN SPRINGS HOLDINGS, LLC:**

ZONE CHANGE to reclassify 8.5 acres from H-2 (General Highway Frontage) Zone to H-1 (Limited Resort and Apartment) Zone.

USE PERMITS for the following: 1) alcohol, on-premises consumption (tavern); 2) reduce the separation from alcohol, on-premises consumption (tavern) to a residential use; 3) alcohol sales, beer and wine - packaged only; 4) alcohol sales, liquor - packaged only; 5) banquet facility; 6) billiard hall; 7) convenience store; 8) reduce the separation from a convenience store to a residential use; 9) gasoline station; 10) reduce the separation from a gasoline station to a residential use; 11) laundromat; 12) lodging, long/short term and hotel; and 13) restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a minor residential collector street; 2) deviate from off-site standards; and 3) non-standard improvements within rights-of-ways.

DESIGN REVIEWS for the following: 1) a convenience store, gasoline station, tavern, and lodging, long/short term and hotel; and 2) parking lot landscaping on a 5.7 acre portion of 8.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of MacFarland Avenue and US Highway 95 within Indian Springs (description on file).

APPROVED -
Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Intense buffer on the south property line;
- Design review as a public hearing for significant changes to plans;
- Design review as a public hearing for lighting and signage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a perpetual cross access, ingress/egress, shared parking easement will be required; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the northwest corner of the property;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights and traffic control which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way;
- Any applicable vacations to be recordable prior to building permit issuance or applicable map submittal;
- Execute a license and maintenance agreement for any non-standard improvements within the right-of-way;
- Nevada Department of Transportation approval.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the developer is required to meet with CCWRD; CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; there are existing public 15 inch and 18 inch sanitary sewer lines on the property; proposed structures and underground fuel storage tanks are not allowed over sewers; CCWRD must have 24

hour access to maintain public sewer lines; CCWRD design and construction standards require that no permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in the sewer access area or in the vehicle ingress or egress pathways along the sewer; developer relocation of existing public sanitary sewers will require full engineering review and evaluation; all new sewers must meet CCWRD design standards and have adequate capacity as determined by CCWRD; re-routed sewers must have capacity at least equal to the existing sewer plus any net additional flows resulting from the proposed project; vacation of the existing easements shall not occur until all re-routed or replacement sewers are constructed, inspected, and accepted by CCWRD and any needed new or missing easements are executed and recorded; and that CCWRD has no objection to the zone change and use permit.

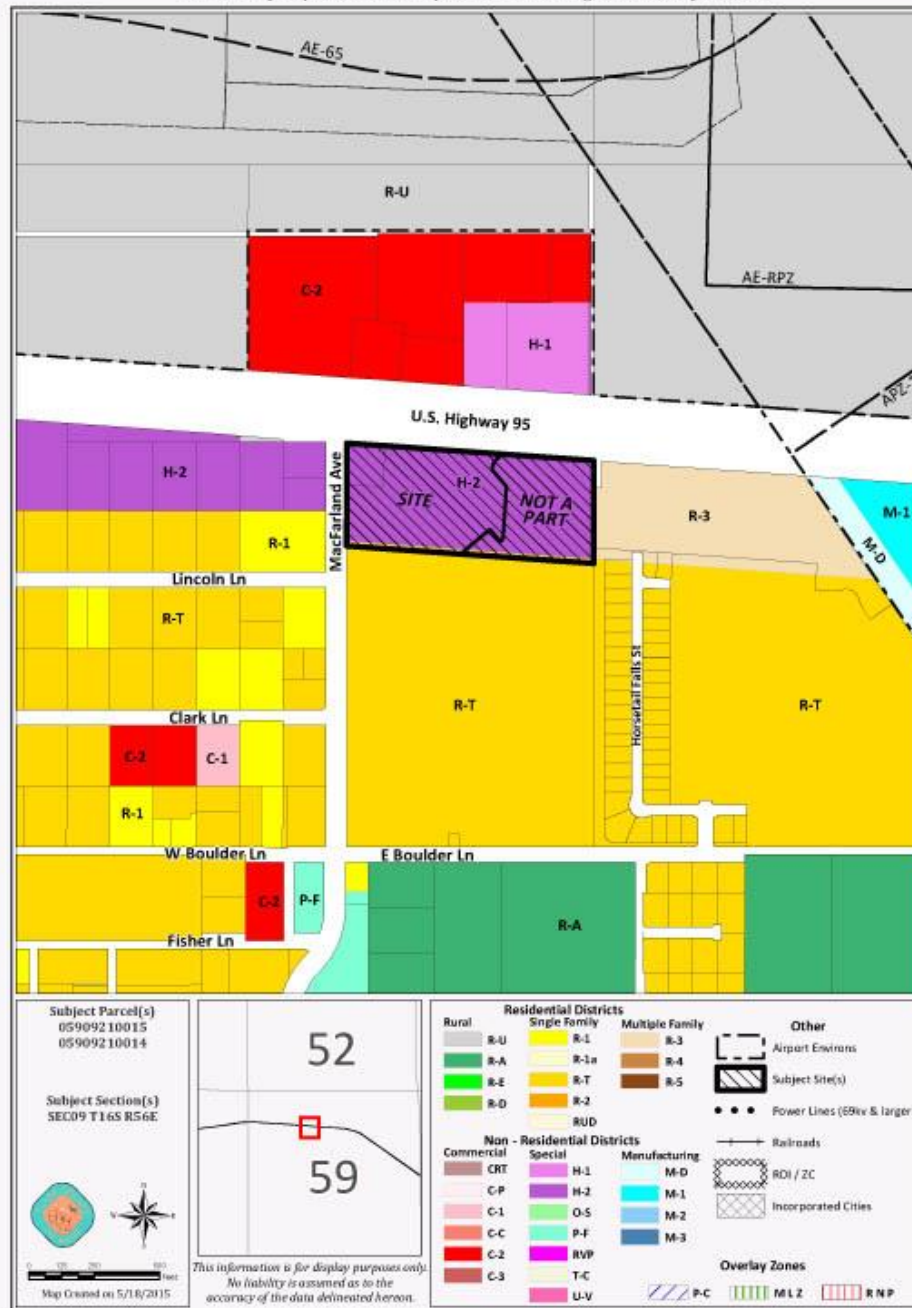
ATTACHMENT: [ZC-0334-15_Agenda.pdf](#)

ATTACHMENT: [P0384194.DOC](#)

Commission Agenda Map

ZC-0334-15

Clark County Department of Comprehensive Planning, Clark County, Nevada



NEW SCHOOL



① SOUTH / EAST ELEVATION
TYPICAL



② NORTH / WEST ELEVATION
TYPICAL

DESCRIPTION	QTY	UNIT PRICE
1. CONCRETE FOUNDATION	1	1
2. CONCRETE FLOOR SLAB	1	1
3. CONCRETE ROOF SLAB	1	1
4. CONCRETE EXTERIOR WALLS	1	1
5. CONCRETE INTERIOR WALLS	1	1
6. CONCRETE PARTITION WALLS	1	1
7. CONCRETE CEILING	1	1
8. CONCRETE FLOOR FINISH	1	1
9. CONCRETE ROOF FINISH	1	1
10. CONCRETE EXTERIOR FINISH	1	1
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99. CONCRETE ROOF FINISH	1	1
100. CONCRETE EXTERIOR FINISH	1	1

GMRA
George M. Rogers, Architect
Architecture - Interiors

INDIAN SPRINGS PROJECT
Date: 01/11/2011
Location: Indian Springs
Project: 01/11/2011
Project: 01/11/2011

INDIAN SPRINGS PROJECT
Date: 01/11/2011
Location: Indian Springs
Project: 01/11/2011
Project: 01/11/2011

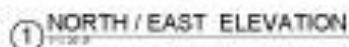
INDIAN SPRINGS K-12
400 SKY ROAD, INDIAN SPRINGS,
NV 89415

CLARK COUNTY SCHOOL DISTRICT

ELEVATIONS

DATE: 01/11/2011
JOB NO: 11-001

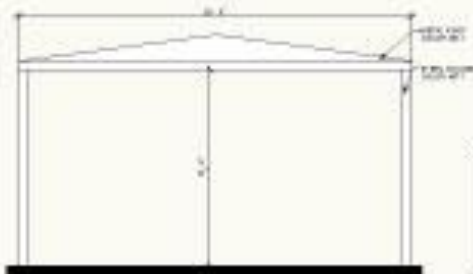
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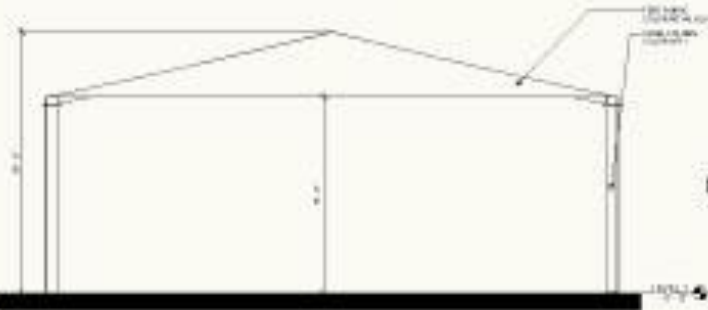
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RESEARCH

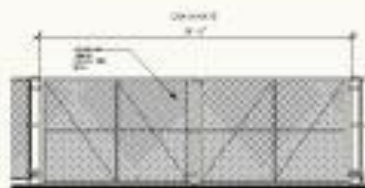
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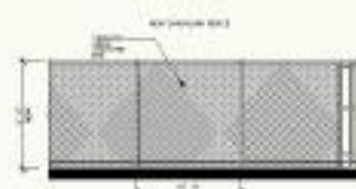
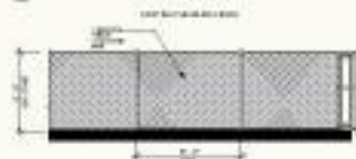
8 TYP. SHADE STRUCTURE
SECTION



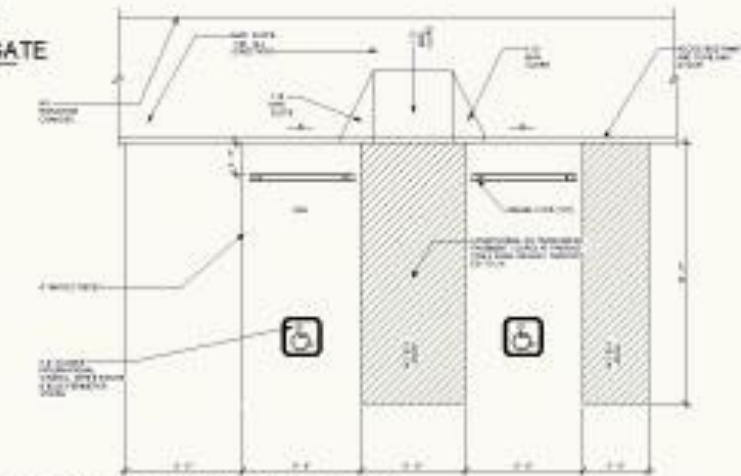
5 TYP. PLAYGROUND SHADE STRUCTURE
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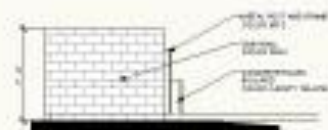
7 TYP. CHAINLINK FENCE CRASH GATE
SECTION



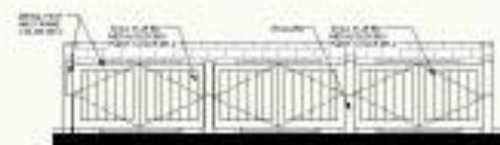
6 TYP. CHAINLINK FENCE
SECTION



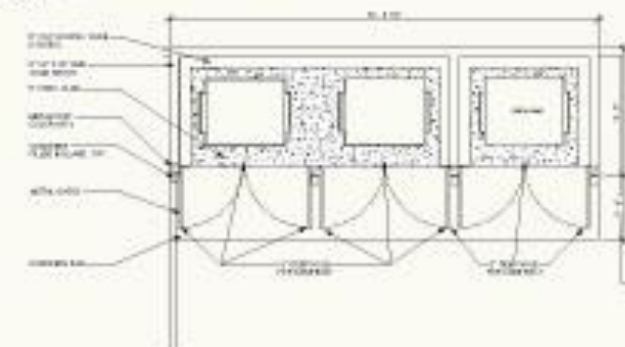
4 HANDICAP PARKING (COUNTY)
SECTION



3 TRASH ENCLOSURE ELEVATION -SIDE
SECTION



2 TRASH ENCLOSURE ELEVATION - FRONT
SECTION



1 TRASH ENCLOSURE
SECTION

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2020 SOUTH AVENUE
SUITE 100
LAWRENCE, MISSOURI 64503
TEL: 781-333-3333
WWW.GMRA-ARCH.COM



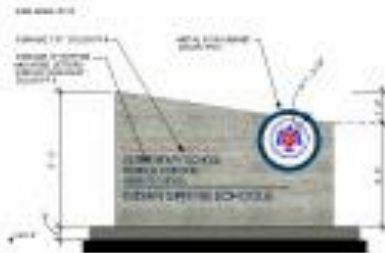
INDIAN SPRINGS 8-12
490 SKY ROAD, INDIAN SPRINGS,
MO 64068

OWNER
CLARK COUNTY SCHOOL DISTRICT

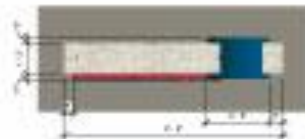
SITE DETAILS

DATE: 03/19/2024
JOB NO.: 22-001

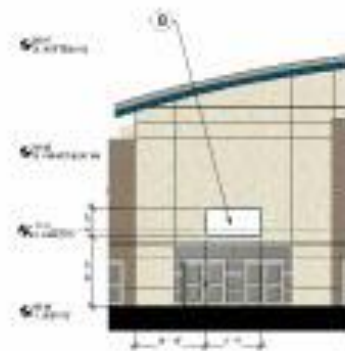
LOT 6



MONUMENT FRONT VIEW



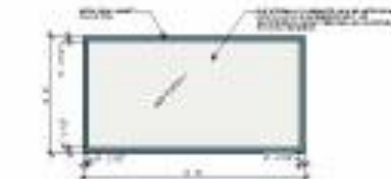
(C) SIGNAGE - MONUMENT SIGN
10' x 10'



(4) NORTH ELEVATION
- PARTIAL VIEW
10' x 10'



(3) EAST ELEVATION - PARTIAL VIEW
10' x 10'



FRONT ELEVATION VIEW

FRONT ELEVATION VIEW
FRONT ELEVATION VIEW
FRONT ELEVATION VIEW

(B) SIGNAGE - LED SIGN
10' x 10'



FRONT ELEVATION VIEW



SIDE VIEW

(A) SIGNAGE
10' x 10'

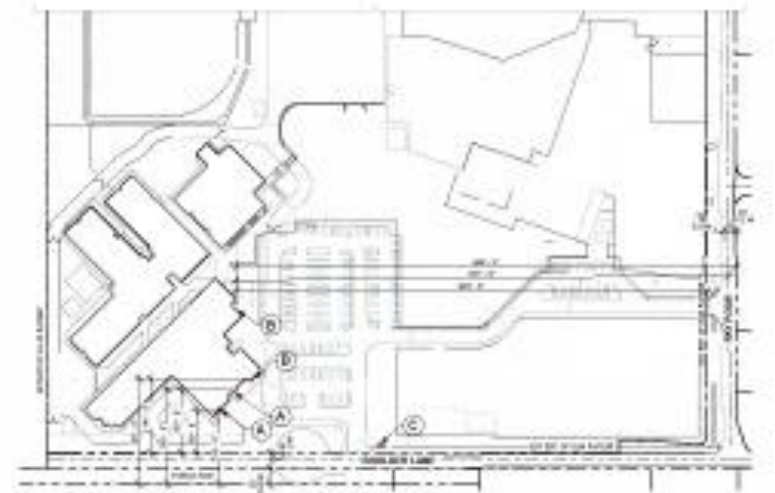
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George M. Rogers, Architect
Architecture - Interiors

INTERIOR DESIGN DIVISION
1001 N. 10TH AVE.
SUITE 100
TAMPA, FL 33604
TEL: 813.241.1000
WWW.GMRA.COM



INDIAN SPRINGS E-12

490 SKY ROAD, INDIAN SPRINGS,
FL 33616



(1) KEYMAP SITE PLAN
10' x 10'

OWNER

FLORIDA COUNTY SCHOOL DISTRICT

SIGNAGE LOCATIONS

DATE: 10/15/2014
JOB NO.: 10-151

LSU 17

WATER RIGHTS

INDIAN SPRINGS WATER COMPANY



May 28, 2015

Mason B. Harvey
Indian Springs Investments, LLC.
7475 W. Sahara Ave #100
Las Vegas, NV 89117

RE: Water Service Agreement for combinations of Parcels 059-08-701-001 & 002

Dear Mr. Harvey:

You have asked Indian Springs Water Co., Inc. ("ISWC") provide you with a letter indicating its willingness to negotiate an appropriate Water Service Agreement for your proposed combination of parcels 059-08-701-001 and 059-08-701-002. So long as you meet each and every element stated in ISWC's Tariff, including without limitations, Tariff No. 21 which requires the developer of any project to pay for its own development, including without limitation, all necessary infrastructure, and the dedication of sufficient water rights. All of these requirements, and any other requirements as may be required by ISWC in connection with Water Service Agreement, will need to be met by you for your project prior to the issuance of a will serve letter.

Very truly yours,

Indian Springs Water Co., Inc.

Gary Oliver
Manager

101 Grette Ln
PO Box 585
Indian Springs, NV 89018

OFFICE: 702-879-3728
FAX: 702-879-1177
iswater@att.net

Water Rights Dedication Agreement

This Water Rights Dedication Agreement is made and entered into as of 29th day of September, 2008, (the "Effective Date") by and between Indian Springs Water Company, Inc., ("ISWC") and Indian Springs Investments, LLC ("ISI"). ISWC and ISI are referred to individually as a "Party" and collectively as the "Parties".

WHEREAS, ISWC is a public water utility company regulated by the Public Utilities Commission of Nevada ("Commission") authorized to provide water service within the boundaries of its certificated service area; and

WHEREAS, as a regulated public utility company the manner in which ISWC is authorized to provide water service is governed by tariffs that have been approved by the Commission; and

WHEREAS, ISI owns real property within the existing ISWC certificated service area ("Property") for which they have and will request that ISWC provide water service to residential units; and

WHEREAS, ISI acknowledges in order to obtain water service for the Property, ISI must meet the terms and conditions of the tariffs that govern the provision of water service by ISWC that have been approved by the Commission including the requirement that ISI dedicate a certain amount of water rights to ISWC.

WHEREAS, the parties understand the Commission has declared that it is the policy of the State of Nevada that growth shall not impose any cost on existing ISWC customers and, therefore, developers must fund all ISWC facilities necessary to provide ISWC's service to their new developments.

WHEREAS, ISI has requested and ISWC has agreed to enter into this Agreement to accept the water rights to support future water service to the Property subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the premises and the covenants and conditions contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ISWC and ISI hereby agree as follows:

1. The ISWC Tariff's Rule No. 21 regarding "water rights" ("ISWC's Rule 21") is a condition precedent to receiving new or expanded water service from ISWC. A will-serve commitment will only be issued upon the transfer to ISWC of sufficient water rights from a fully dependable water source to satisfy ISWC's tariff and annexation requirements. ISI solely assumes the risk of any reductions or restrictions for any reason to the water rights dedication requirements that maybe imposed by the Division of Water Resources, State Water Engineer ("State Engineer"). ISWC will have no responsibility or liability to ISI, or any of its assigns, in regard to these water rights prior to ISWC's issuance of a will-serve commitment to the Property for any action taken by ISI or the State Engineer.

2. Pursuant to ISWC's Rule 21 and Exhibits 1a through 1b Grant, Bargain and Sale Deeds attached hereto and incorporated herein, ISI is dedicating to ISWC **fourteen (14)** acre feet of water rights ("Water Rights").

3. Exhibits 1a through 1b, the Grant, Bargain and Sale Deeds provide that following with respect to the water rights being transferred:

1a. **Permit No. 39555, being 14.0 Acre-Feet Annually** with a diversion rate of **0.0204 c.f.s.**

4. ISI understands and acknowledges that a will-serve commitment pursuant to ISWC's Rule 21 will not be issued to ISI by ISWC for water service until all of the terms and conditions of ISWC's Rule 21 are met, and further that ISWC makes no representation or warranty of any kind or nature with respect to the validity of the Water Rights.

5. ISI agrees to pay all costs associated with the dedication of the Water Rights to ISWC associated with the Permits listed in Section 3, above and any other costs related to the development of Property by ISI within ISWC service area for which the Water Rights will be used required to meet the terms and conditions of ISWC's Rule 21, including any additional infrastructure that may be required by ISWC's Rule 21 related to the development of Property by ISI within ISWC service area for which the Water Rights will be used.

6. ISWC agrees that the Water Rights will be held for the exclusive use of ISI and/or its assignee or nominee, for development of the Property within ISWC's certificated service territory in accordance with ISWC's tariffs and ISWC agrees that it will not pledge the Water Rights as collateral for any loan, encumbrance, or other obligation. ISWC agrees to provide written notice to the State Engineer requesting that ISI's appointed agent receive copies of all correspondence and notices related to the Water Rights in a notice form prepared by ISI and approved by ISWC. ISI, or its appointed agent, will make all necessary filings for the Water Rights with the State Engineer. ISI shall be responsible for all costs associated with the maintaining the Water Rights in good standing including all filings made with the State Engineer and agrees to pay any invoice issued for these costs.

7. ISWC acknowledges that ISI is entitled at any time and within its sole discretion to inform ISWC that ISI no longer intends to use some or all of the Water Rights within the ISWC certificated service area. In this event, ISI must provide written notice to ISWC (a) advising ISWC that it intends to assign a number of acre feet of Water Rights to a third party who will utilize them within ISWC's certificated service area; or (b) specifying the number of acre feet of the Water Rights that ISI does not intend to use and requesting that they be conveyed back to ISI, and/or its assignee or nominee, by ISWC.

8. If ISI intends to assign any of the Water Rights or a portion of any of the Water Rights to a third party pursuant to Section 7(a) above, ISI's written notice to ISWC must state the number of acre feet and the related Permit numbers for each Water Right or portion of a Water Right being assigned, the legal name and address of the third party to whom the Water Rights are

being assigned and that ISI agrees that the Water Rights are being assigned to the third party for whom a will-serve letter may be issued by ISWC for the use of those Water Rights. Any cost associated with such assignment (including without limitation actual attorney fees and costs) incurred or to be incurred by ISWC shall be paid by ISI.

9. If ISI no longer intends to use the Water Rights or a portion of the Water Rights pursuant to Section 7(b) above ISI's written notice to IWSC must state the number of acre feet that are being conveyed back to ISI and the related Permit numbers for each Water Right or portion of a Water Right conveyed back to ISI, its assignee and/or nominee.

10. No later than ten (10) business days after receiving the written notice from ISI pursuant to Section 7(b) above, ISWC will deliver to ISI a deed transferring the Water Rights designated by ISI back to ISI and/or their assignee or nominee, provided that ISI is current in any obligations owed to ISWC, any successors or affiliate of the ISWC, and pays in advance any reasonably incurred costs associated with such request, including without limitation, reasonable and customary legal fees that are related to complying with transferring the Water Rights back to ISI, its assignee and/or nominee.

11. Notwithstanding the foregoing, in the event that ISI transfers Water Rights to ISWC and five (5) years from the date of transfer ISI has not requested that ISWC issue a will-serve letter for the Water Rights, ISWC will deed the Water Rights back to ISI, its assignee and/or nominee, no later than ten (10) business days after receiving a written request from ISI. In the event ISI is current in its obligations hereunder, ISWC will not be allowed to refuse to convey the Water Rights back to ISI, its assignee and/or nominee, unless a will-serve letter that has not been forfeited by ISI has been issued.

12. Notwithstanding anything contained in this Agreement to the contrary, ISI shall first pay to ISWC the sum of One Thousand Dollars (\$1,000.00) as and for ISWC's legal expense in connection with this Agreement. Additionally, ISI shall pay to ISWC the sum of Two Thousand Dollars (\$2,000.00) as and for ISWC's administrative costs in monitoring its responsibilities under the terms of this Agreement and other administrative costs associated in connection therewith.

13. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective heirs, personal representatives, affiliates, successors, and assigns, as the case may be.

14. ISI shall save and hold ISWC harmless from and against all suits or claims that may be based upon any forfeiture of the Water Rights or other limitation or restriction on use of the Water Rights not resulting from the actions or omissions of ISWC. Furthermore, ISI solely assumes the risk of any reductions in quantity to the Water Rights and any increase in the dedication requirements imposed by the State Engineer due to a change in use, or a reduction in quantity or increase in dedication requirements or for any other reason imposed by the State Engineer. ISWC will have no responsibility or liability to ISI in regard to these Water Rights including, without limitation, any action taken by the State Engineer or Commission. Furthermore, ISI shall save and hold ISWC harmless from and against all suits or claims that

may be based upon any injury to any person or property arising from any act or omission of ISI that may occur within, or on the Property in the course of the performance of ISI's obligations under this Agreement, or by any one acting on ISI's behalf, under ISI's supervision and control, including but not limited to claims made by employees of ISI, or any successor, nominee, or assign of ISI.

15. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective heirs, personal representatives, affiliates, successors, and assigns, as the case may be.

16. This Agreement is intended to be performed in the State of Nevada and shall be governed by the laws of the State of Nevada.

17. The Parties enter this Agreement with the express understanding that nothing in this Agreement modifies duties, obligations, remedies or rights ISI or ISWC would otherwise have under the Tariffs. Copies of the Tariffs are available for review at the Commission's office in Carson City and ISWC's office.

18. Any dispute arising from or relating to this Agreement may be resolved in any Nevada state or federal court of competent jurisdiction subject to the primary jurisdiction of the Commission and the exhaustion of any applicable administrative remedies.

19. In the event of a dispute between the Parties hereto arising out of the terms, conditions and obligations imposed by this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees incurred in connection therewith.

20. ISWC shall have the right to assign this Agreement to any successor in interest without the approval of ISI.

21. Notices and correspondence required hereunder shall be given to ISI and to ISWC at the following addresses, or at any other addresses designated in writing by either party subsequent to the date hereof:

If to ISI: Indian Springs Investments, LLC
c/o Mason Harvey & Tony Tegano
5550 Painted Mirage Rd. #140
Las Vegas, NV 89149

If to ISWC: Indian Springs Water Company, Inc.
c/o Wanda Oliver, President
P.O. Box 585
Indian Spring, Nevada 89018

And to: Donald T. Polednak, Esq.
Sylvester & Polednak, Ltd.
7371 Prairie Falcon, Suite 120
Las Vegas, Nevada 89128

Delivery, when made by registered or certified mail, return receipt requested, shall be deemed complete upon mailing.

22. Initially capitalized terms used but not defined in this Agreement shall have the meaning ascribed to such terms in the Tariffs.

23. Any amendments hereto to be effective must be made in writing signed by the Parties.

24. No provision(s) of this Agreement shall be construed in favor or against either of the Parties by reason of the extent to which any such party or its legal counsel participated in the drafting of such provision(s) or by reason of the extent to which such provision(s) or any other provision(s) of this Agreement in a prior draft under negotiation vary therefrom.

25. The person signing this agreement on behalf of each party represents that he has full corporate authority to act on behalf of and bind the Party they represent.

26. This Agreement may be executed in any number of counterparts and by facsimile signatures, each of which shall be taken to be an original and constitute one and the same instrument.

27. The Recitals set forth above are incorporated as substantive, non-challengeable, and material terms of this Agreement by this reference.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representative on the dates stated below.

Indian Springs Water Company, Inc.

By: Wanda Oliver
Name: Wanda Oliver
Title: President

Date: 9-26-08

By: Mason B. Harvey
Name: Mason B. Harvey, CHTD., by Mason B. Harvey its President
Title: Managing Member of Indian Springs Investments, LLC

Date: 9/26/08

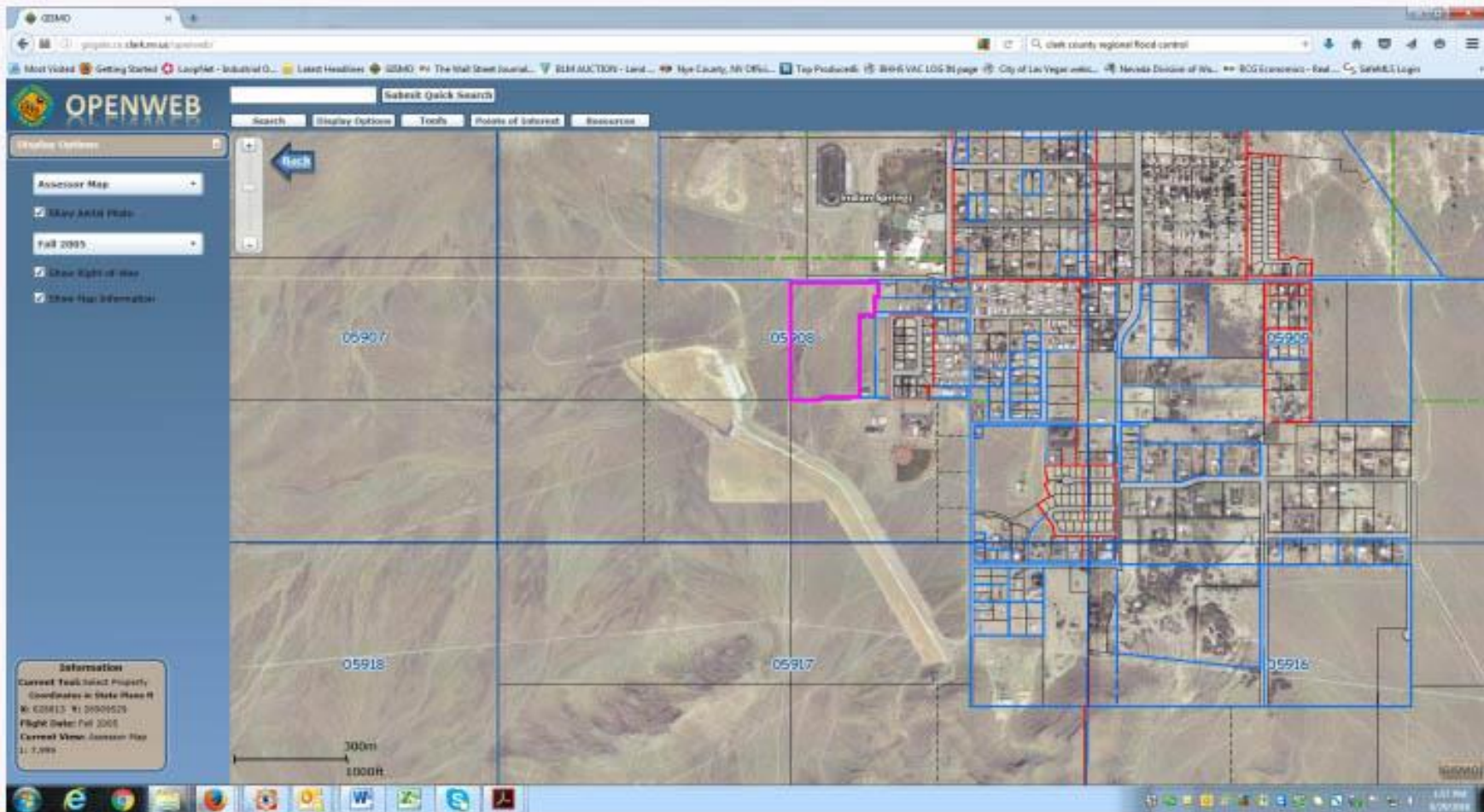
By: Tony Tegan
Name: Tony Tegan
Title: Managing Member of Indian Springs Investments, LLC

Date: 9/29/08

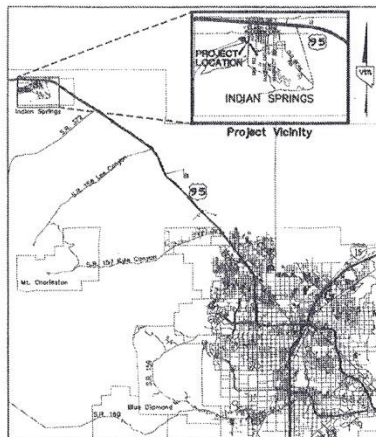
By: Stephen P. Schneider
Name: Stephen P. Schneider
Title: Managing Member of Indian Springs Investments, LLC

Date: 9/29/08

HYDROLOGY



DEPARTMENT OF PUBLIC WORKS



Vicinity Map

NOT TO SCALE



2004

IMPROVEMENT PLANS FOR INDIAN SPRINGS DETENTION BASIN PROJECT NO. F980813

County Commissioners

Chip Maxfield, Chairman
Myrna Williams, Vice Chair
Yvonne Atkinson Gates
Lynette Boggs McDonald
Mary J. Kincaid-Chauncey
Rory Reid
Bruce L. Woodbury

FUNDED BY
CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT



2727 S. RAINBOW BLVD.
LAS VEGAS, NEVADA 89146
PHONE (702) 813-7550
FAX (702) 362-1297



See Sheet G1 For Sheet Index

County Manager

Thom Reilly

Director of Public Works

Approved:

M.J. Manning
M.J. Manning

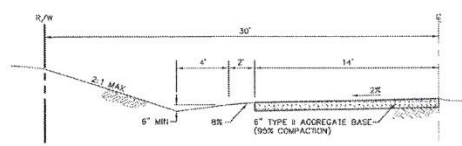
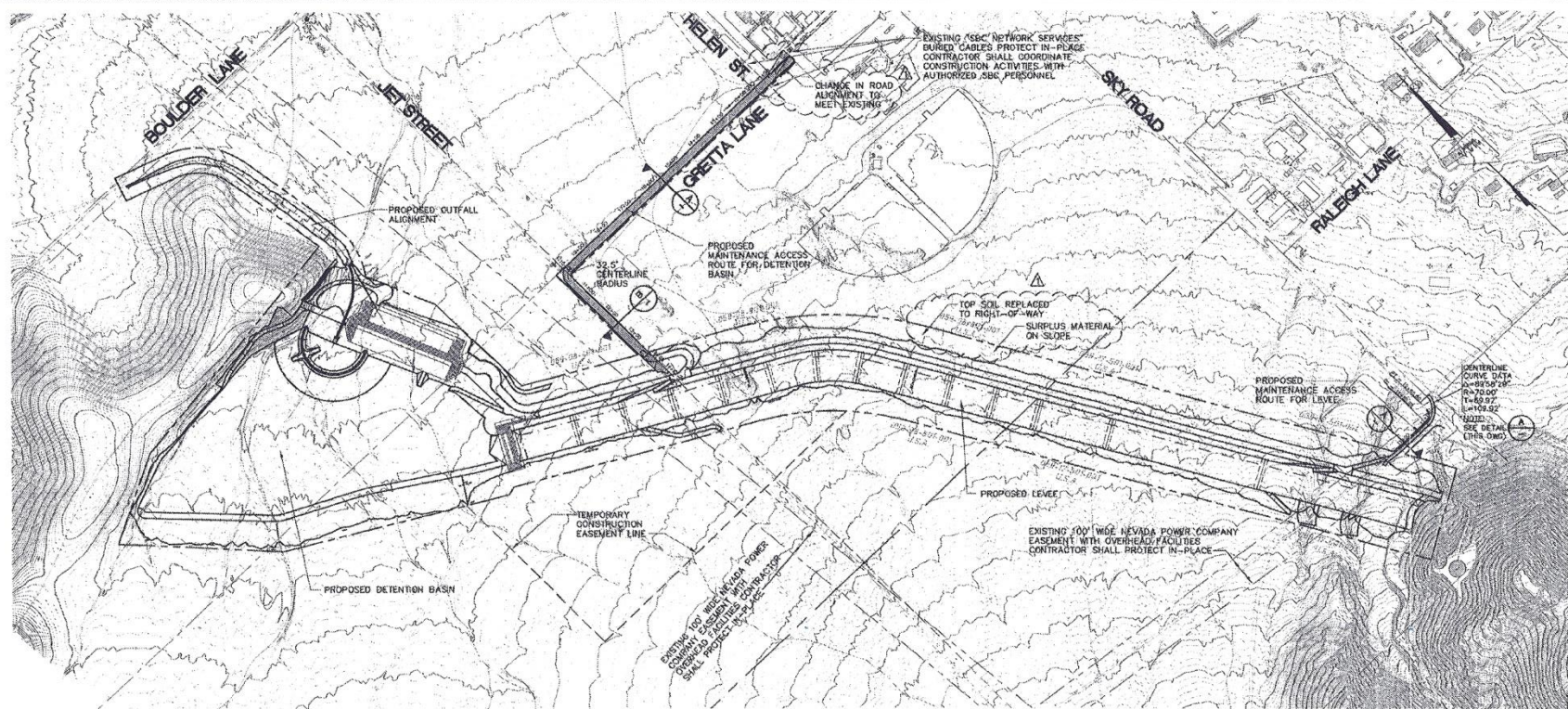
Clark County Regional Flood Control District

Approved:

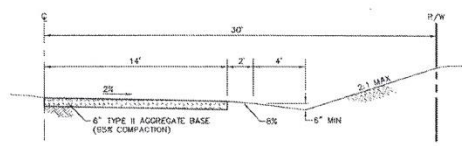
Gale Wm. Fraser II

Gale Wm. Fraser II, P.E.
General Manager/Chief Engineer

AGENCY	PLANS REVIEWED BY	DATE	DEPARTMENT OF PUBLIC WORKS	BY	DATE	REVISION No.	DESCRIPTION	REVISIONS	BY	DATE	APPROVAL	DATE	DESIGN ENGINEERING DIVISION
NEVADA POWER COMPANY	<i>Quanta</i>	7-23-04	DESIGN DIVISION	<i>Healed</i>	7-23-04								COVER SHEET
REG. NETWORK SERVICES	<i>Quanta</i>	7-23-04	CONSTRUCTION MANAGEMENT DIVISION	<i>Healed</i>	7-23-04								
INDIAN SPRINGS WATER & SEWER COMPANY	<i>Quanta</i>	7-23-04	DESIGN ENGINEERING DIVISION	<i>Healed</i>	7-23-04								L-1716
HELLIS AFB CABLE TV	<i>Quanta</i>	7-23-04	MAINTENANCE MANAGEMENT DIVISION	<i>Healed</i>	7-23-04								
			TRAFFIC MANAGEMENT DIVISION	<i>Healed</i>	7-23-04								
			COUNTY SURVEYOR'S OFFICE	<i>Healed</i>	7-23-04								



A TYP SECTION - GRETТА LANE AND MAINTENANCE ACCESS ROUTE FOR LEVEE
NO SCALE



B TYP SECTION - JET STREET
NO SCALE

- NOTES**
1. INTERSECTIONS SHALL HAVE 25 FOOT MINIMUM EDGE OF ROAD.
 2. COMPACTION OF AGGREGATE BASE AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS" AND SPECIAL PROVISIONS.

REV.	NO.	DATE	DESCRIPTION
Δ	5/2/00		RECORD DRAWING INFORMATION AS PROVIDED BY DIAMOND CONSTRUCTION

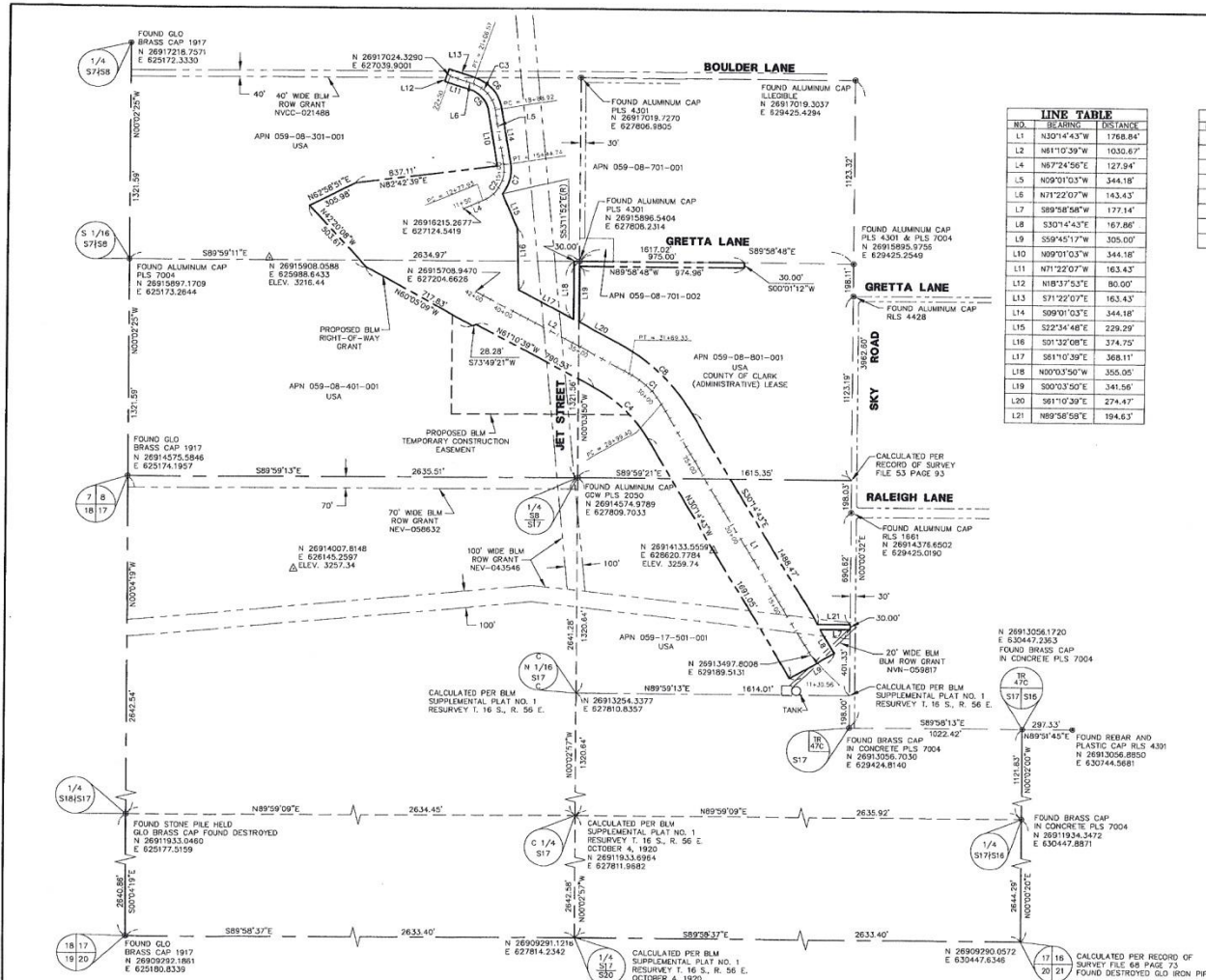


INDIAN SPRINGS FLOOD CONTROL FACILITIES
MAINTENANCE ACCESS ROUTE
 CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

ORIGINAL CONSTRUCTION DRAWINGS ARE ON FILE WITH THE COOPM. THE DOCUMENTS WERE SEALED ON 7/20/04 BY DANIEL W. BENDER UNDER LICENSE NO. 12806

PROJECT NO: 5815 DRAWN BY: EKP/DJB
 DESIGNED BY: DWS/JHS/DJB CHECKED BY: DWS/JHS
 APPROVED BY: DWS
 CONSULTING ENGINEERS
 P.O. BOX 1000
 LAS VEGAS, NEVADA 89101-0000
 PHONE (702) 812-1000 FAX (702) 867-2927

SCALE		L-1716
HORIZ: 1"=150'		
VERT: 1"=10'		
FIELD BOOK		DRAWING NO.
		G3
		SHT. OF

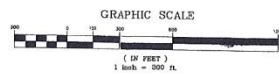


LINE TABLE

NO.	BEARING	DISTANCE
L1	N307°43'37"E	1768.84'
L2	N611°03'39"W	1030.67'
L4	N67°24'56"E	127.94'
L5	N09°01'03"W	344.18'
L6	N71°22'07"W	143.43'
L7	S89°58'58"W	177.14'
L8	S307°43'37"E	167.86'
L9	S59°45'17"W	305.00'
L10	N09°01'03"W	344.18'
L11	N71°22'07"W	163.43'
L12	N18°37'53"E	80.00'
L13	S71°22'07"E	163.43'
L14	S09°01'03"E	344.18'
L15	S22°54'48"E	229.29'
L16	S01°32'08"E	374.75'
L17	S61°07'39"E	368.11'
L18	N00°07'50"W	355.00'
L19	S00°03'50"E	341.56'
L20	S61°07'39"E	274.47'
L21	N69°58'58"E	194.63'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	500.00'	30°55'54"	269.83'	136.54'
C2	200.00'	76°25'59"	266.80'	157.48'
C3	200.00'	62°21'04"	217.65'	121.01'
C4	825.00'	30°55'56"	445.39'	228.27'
C5	160.00'	62°21'04"	174.12'	96.81'
C6	240.00'	62°21'04"	261.18'	145.21'
C7	240.00'	45°49'11"	191.93'	101.43'
C8	1130.00'	30°55'56"	610.05'	312.66'



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 0°00'32" EAST, BEING THE WEST LINE OF TRACT 47-C, SECTION 17, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 68 AT PAGE 73.

PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

PROJECT BENCHMARK: CLARK COUNTY BENCHMARK 6C56-85E NAVD88 ELEVATION: 972.897 METERS (3191.91 FEET)

RIVET AND SQUARE ALUMINUM PLATE, IN TOP OF CURB RIGHT-OF-WAY CORNER OF GRETTE LANE & HELEN STREET NEAR THE PC OF GRETTE LANE.

LEGEND

△	FOUND MONUMENT AS INDICATED
△	SET 5/8" REBAR AND "V" PLASTIC CAP
---	SECTION LINE
---	QUARTER SECTION LINE
---	SIXTEENTH SECTION LINE
---	TRACT LINE
---	EXISTING RIGHT-OF-WAY

REV. NO.	DATE	DESCRIPTION	APPROVED
1	9/2/05	RECORD DRAWING INFORMATION AS PROVIDED BY	
2	9/2/05	RECORD CONSTRUCTION	



INDIAN SPRINGS FLOOD CONTROL FACILITIES
SURVEY CONTROL PLAN
 CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

ORIGINAL CONSTRUCTION DRAWINGS ARE ON FILE WITH THE CORP.

THE DOCUMENTS WERE SEALED ON 7/20/04 BY

MARK S. CORMIER
 UNDER LICENSE NO. 13861

PROJECT NO: 5815	DRAWN BY: MSC	SCALE: HORIZ: 1"=300'	L-1716
DESIGNED BY: DWS	CHECKED BY: SL	VERT: --	
APPROVED BY: KDG	CONSULTING ENGINEERS: PLANNERS LAND SURVEYORS	FIELD BOOK	DRAWING NO: SC1
			SHT. OF

WATER & SEWER



October 28, 2024

RE: POINT OF CONNECTION REQUEST: MULTI-FAMILY RESIDENTIAL (304 UNITS)
POC TRACKING NUMBER: (0207-2020)
EXPIRATION DATE: 10/28/2025

The District's Development Services team reviewed the above request to identify a potential Point of Connection (POC) to the District's sanitary sewer system. As of the date of this letter, we've located a POC and determined there is capacity for the projected flows for the proposed Project, not to exceed 0.0532 MGD (213 ERU). Please note that this letter does not in any way suggest available capacity for the Project beyond the Project's current reported projected flows.

It is very important to note the identified POC location is not a guarantee or reservation of sanitary sewer system capacity for the above-referenced Project. Capacity in the sanitary sewer system is obtained for a project on a first come-first served basis and only after the payment of the applicable connection fee and meeting the conditions stated in Subsections 1.2.1 and 1.5.4 of the District's Service Rules. This applies to tenant improvements as well. The amount of the applicable connection fee will be determined when a System Development Approval is issued for the Project. Any capacity available to the Project as of the date of this POC will become unavailable to the Project if: 1) that capacity is obtained first by another project; or 2) upon expiration of this POC. In accordance with Section 1.1.20 of the District's Service Rules, if the Project should need additional capacity in the future beyond the current projected flows, and no such capacity exists, the developer must, at their expense, make improvements to the District's sanitary sewer system to create the capacity needed to serve the Project.

This POC is conditioned on the following: 8-inch SS frontage required in West Boulder Lane.

Please refer to the External POC Checklist / Summary and the POC Exhibit and include the POC Tracking Number with your initial plan review submittal.

Please contact our Development Services team with any questions. We can be reached at (702) 668-8160 and the email address: sewerlocation@cleanwaterteam.com.

Sincerely,

A handwritten signature in black ink that reads "Leslie Long".

Leslie Long, P.E.
Manager, Development Services

cc: File

Enclosures: External Point of Connection (POC) Checklist / Summary
POC Exhibit (0207-2020)

BOARD OF TRUSTEES

Tick Segerblom, *Chair* • Justin Jones, *Vice Chair*
James B. Gibson • Marilyn Kirkpatrick • William McCurdy II • Ross Miller • Michael Naft
Thomas A. Minwegen, *General Manager*

5857 East Flamingo Road • Las Vegas, Nevada 89122 • (702) 668-8888 • (800) 782-4324
cleanwaterteam.com

Development & Planning Services
External Point of Connection (POC) Checklist / Summary

POC Tracking Number	0207-2020
Engineer/Requester	Baughman & Turner
Developer/Client	Indian Springs Investments LLC
Project Name/Description	Multi-Family Residential (304 Units)
APN(S)	059-08-701-059
Proposed Flow (As Provided by Engineer/Requester)	Q avg = 0.0532 MGD, 213 ERU
Zoning Request	☐ Yes ☒ No

Capacity Results

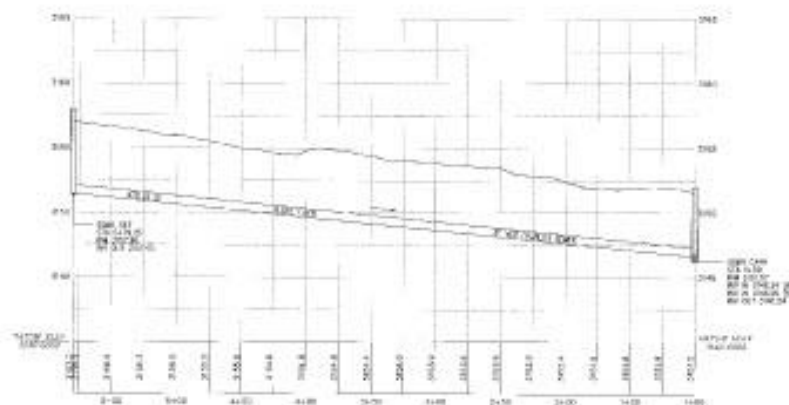
POC Available	☒ Yes ☐ Other (see Developer Notes)	☐ No
Proposed Point(s) of Connection	C47I	
Developer Notes	8-inch SS frontage required in West Boulder Lane.	

Performed By	 Elyssa Hayes	Date	10/28/2024
--------------	---	------	------------

Note: The POC Checklist/Summary and POC Exhibit are valid for one (1) year after issue date (issue date being date shown on POC Approval Letter). POC tracking number MUST be submitted along with civil plans; otherwise they will be returned without review. All POC information provided herein is specific to the referenced project. For POCs processed during zoning: The information is for reference only. A new POC must be requested via the PIPES portal by the Engineer of Record (or their engineering firm) prior to the submittal of civil improvement plans for the zoning item.



SOUTH SKY ROAD (PUBLIC)



RECORD DRAWINGS

MOON SPRINGS
CLARK COUNTY WATER RECLAMATION DISTRICT
COLLECTION SYSTEM
PROJECT #561-A

Kennedy/Jenks Consultants
10000 17th Ave. S.W. Suite 1000
Burien, WA 98148

SOUTH SKY ROAD
(PUBLIC)
PLAN AND PROFILE
STA 1+00 TO 5+79.25

DATE: 12.25.2011
BY: [Signature]
PP23 70

SCALE:
1" = 40' HORIZONTAL
1" = 10' VERTICAL

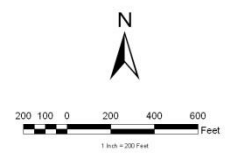


DESIGN:
CHECK:
DATE:

Subject

Legend

- Cap
- Hydrant
- Tank
- Valve
- Well
- WaterLine
- Street
- Boundary



IndianSprings, Nevada
Water System

SUBJECT

05908701001

Z

05908701002

SHELEN ST

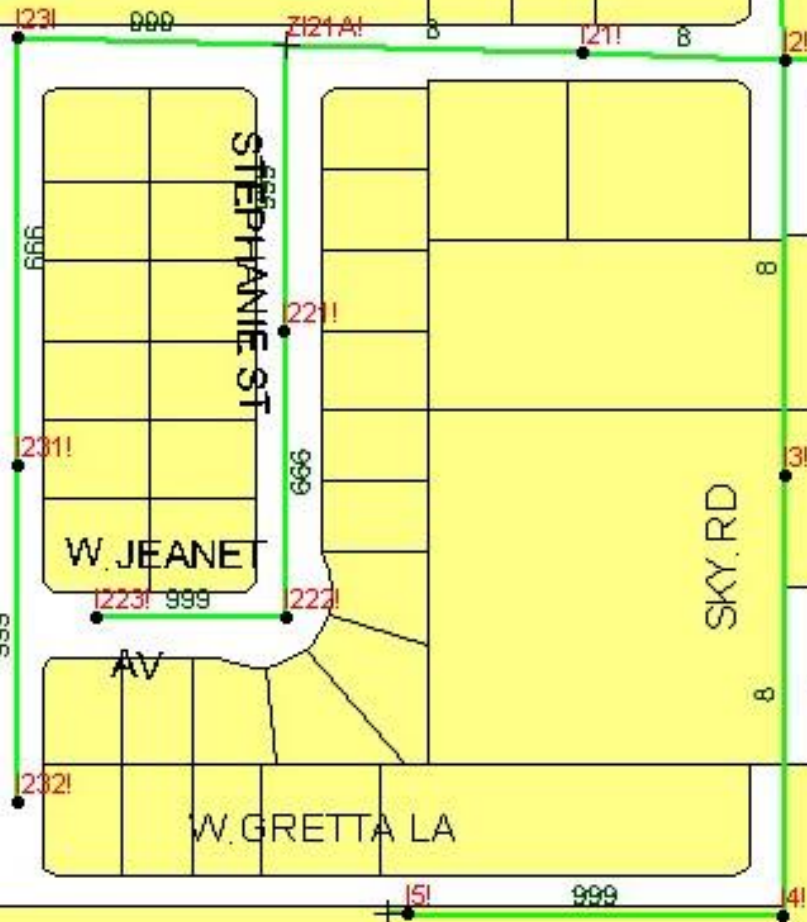
STEPHANIE ST

W. JEANET

AV

W. GRETTA LA

SKY RD



W. BOULDER, LA

POSSIBLE
POINT OF
CONNECTION #3

LOCATION
#3

2471

POSSIBLE
P.O.C. #2

LOCATION
#2

1231

1241

111

10

1331

FISH

05908701001

SUBJECT

SHULEN ST

STERN ST

SKY RD

SPRING ST

1331

1311

1321

W. BAKER ST

AV

W. GRETTA LA

LOCATION
#4

151

41

W. GRETTA

Z

05908701002

POSSIBLE
P.O.C.
#1

POSSIBLE
P.O.C.
#4