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a a e bstra i ber

Assessor's Parcel No.	164 02 01 000
Location	Southeast corner of Charles, Benford and Interstate 15, San Jose, Santa Clara County, CA 95128
Legal Description	Portion of Sections 1 and 2, Township 22 South, Range 02 East, and 01 West, Howard County, Maryland
Grantor	Howard County, Maryland
Grantee	Simon Simon, Inc. (Charleston, South Carolina)
Date of Acquisition or Recording Date	02/25/2003
Utilities	Cable, Sewer, Gas, Water and Trash
zoning	R-1, Exempt
Present Use	Vacant
Past Use	Truck Commercial
Sales Price	\$64,000,000
Sales Price/Cu Yd	\$2.72
Rents Actual	N/A
Expenses Actual	N/A
Net Income Actual	N/A
Cap. Rate	N/A
GRV	N/A
Dimensions/Shape	Irregular Polygon
Land Area	23,470.25 Sq. Ft. or 0.54 Acres
Improvements	Vacant, Partially Paved
Crane Inspection Date	None
Safe Verification Date	None
Appraiser	David H. Jones, MAI
Proposed Terms	Blanket, 20 Year, Subordinate
Tras. Deed. Lien	N/A
Unpaid Taxes	N/A
Leases	N/A
Unpaid Assessments	N/A
Other	N/A
Motivation	Commercial, Future Leasing, Rear Expansion
Total Pages	2 of 003 (2 of 01)
Remarks	None



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1. The first part of the paper is devoted to a discussion of the various methods of determining the value of the parameter  $\alpha$  in the equation  $y = \alpha x + \beta$ . The methods are compared and the advantages and disadvantages of each are discussed. The second part of the paper is devoted to a discussion of the various methods of determining the value of the parameter  $\beta$  in the equation  $y = \alpha x + \beta$ . The methods are compared and the advantages and disadvantages of each are discussed. The third part of the paper is devoted to a discussion of the various methods of determining the value of the parameter  $\gamma$  in the equation  $y = \alpha x + \beta + \gamma$ . The methods are compared and the advantages and disadvantages of each are discussed.



# Abstract Number 4

Assessor's Parcel No.	162 32 414 000
Location	East side of Lake Las Vegas Parkway north of Grand Meadows Boulevard, City of Las Vegas, Nevada
Legal Description	Lot 25 of Lake Las Vegas Subdivision, Map Book 3, Page 25
Grantor	Lake Las Vegas Joint Venture, LLC, et al.
Grantee	Village Ranch Investors, LLC, et al.
Document Number	015 16 0005
Recording Date	May 2001
Utilities	Gas, Water, Electric, Sewer and Trash
Owner	C. J. Henderson
Present Use	Hotel/Casino
Best Use	Tourist Commercial
Sales Price	\$18,500,000.00
Sales Price/Sq. Ft.	\$25.05
Rents Actual	N/A
Expenses Actual	N/A
Net Income Actual	N/A
GAR	N/A
QIR	N/A
Dimensions/Shape	Rectangular
Land Area	1,429.35 Sq. Ft. 32.30 sq. Acres
Improvements	Various commercial buildings
Onsite Inspection Date	Mar 2001
Sales Verification Date	Mar 2001
Appraiser	Earl H. Smith, MA
Information	Central County and County Record
Terms	Cash
Trust Deed (Loan)	N/A
Unpaid Taxes	N/A
Lender	N/A
Unpaid Assessments	N/A
Other	N/A
Map/Vendor	Contract not made/As-built
Total Price	\$18,500,000.00
Remarks	None



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# Abstract

Assessor's Parcel No. 16200 617001  
 Location West side of Las Vegas Boulevard South and South Sahara Avenue, Las Vegas, Nevada  
 County Nevada  
 Legal Description Lot 18, Block 12, Lane 101, 21st Edition of 1st Las Vegas Boulevard South Condominium Subdivision, Book 51, Page 21  
 Grantor Gordon Grange Corporation, by John McManis  
 Grantee Hilton Grand Vacations Development, LLC, by David Hutchins  
 Document Number 01610 00735  
 Recording Date January 2001  
 Utilities Gas, Water, Electricity, Sewer and Trash  
 Zoning R-1, County  
 Present Use Under construction with a finished resort  
 Best Use Resort Commercial  
 Sales Price \$19,201,000.00  
 Sales Price/Sq. Ft. \$43.64  
 Rents Actual N/A  
 Expenses Actual N/A  
 Net Income Actual N/A  
 OAR N/A  
 CIM N/A  
 Dimensions/Shape Irregular  
 Land Area 437,956.50 Sq. Ft. of Land Area  
 Improvements Vacant, partial floors  
 Onsite Inspection Date Early 2001  
 Sales Variation Date Early 2001  
 Appraiser Gary W. Cox, M.A.  
 Informant County Records, Deed and Gordon Grange  
 Easements N/A  
 Trust/Deed/Loan N/A  
 Unpaid Taxes N/A  
 Easements N/A  
 Unpaid Assessments N/A  
 Other N/A  
 Motivation Charitable contribution project  
 Total Poles \$19,201,000.00  
 Remarks None



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## Abstract

Assessor's Parcel No. 162 10 101 003  
 Location Northeast corner of Paradise Road and Karen Avenue, Las Vegas, Clark County, Nevada  
 Legal Description Portion of the North 1/2 of the Northwest 1/4 of Section 40, Township 21, South, Range 62, East, M.D.B. M.  
 Grantor Silver Development, LLC  
 Grantee Turnberry Associates/Madison Towers, LP  
 Document Number 00022061145  
 Recording Date February 2000  
 Utilities Gas, Water, Electric, Sewer and Trash  
 Zoning R-1, County  
 Present Use Vacant  
 Best Use Tourist Commercial  
 Sales Price \$13,500,000.00  
 Sales Price/Sq Ft \$30.00  
 Rents Actual N/A  
 Expenses Actual N/A  
 Net Income Actual N/A  
 OAR N/A  
 GIM N/A  
 Dimensions/Shape Slightly Irregular  
 Land Area 453,000 Sq Ft, or 10.00 Acres  
 Improvements Asst of Site in place  
 Onsite Inspection Date Early 2000  
 Sales Verification Date Early 2000  
 Appraiser Gary H. Kain, MA  
 Information County Records and Deed  
 Terms All cash  
 Trust/Deed Loan N/A  
 Unpaid Taxes N/A  
 Lender N/A  
 Unpaid Assessments N/A  
 Other N/A  
 Motivation Construct a high rise luxury condominium project  
 Total Price \$13,500,000.00  
 Remarks None



Land Sale Summary Chart As If Assumed with the Nassari ownership

Sale No	Location	Sale Date	Sale Price	Size/ Acre Size	Price/ Sq Ft
1	Southwest corner of Galleria Drive and Marks Street	11/99	\$37,750,000	1,765,593 10.30	\$21.42
2	Northeast corner of Paradise Road and Caren Avenue	2/00	\$13,500,000	435,500 10.00	\$30.99
3	West side of Las Vegas Boulevard South and south of Sahara Avenue	1/01	\$10,201,399	430,356 10.16	\$23.64
4	East side of Lake Las Vegas Parkway north of Grand Mediter A Boulevard	5/01	\$10,500,000	1,323,352 30.30	\$23.03
5	Southeast corner of Charleston Boulevard and Interstate 215	Open to Purchase 7/02 Closed 5/03	\$64,300,000	2,947,062 67.60	\$21.84
6	East side of Las Vegas Boulevard north of Warm Springs Road	1/03 2/03 3/03	\$11,500,000	734,361 16.10	\$30.04
7	6711 Las Vegas Boulevard South West side of Las Vegas Boulevard north of Interstate 215 East	1/04	\$25,000,000	1,086,950 24.01	\$23.02



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## a e b tra l ber 1

Assessor's Parcel No. 478 03 001 002 and 003  
 Location: Southwest corner of Galleria Drive and Maple Street, Henderson, Clark County, Nevada  
 Legal Description: Portion of the North 1/4 of the Southwest 1/4 and a Portion of the North 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 42 East, M.D.R. 11  
 Grantor: Sahara Las Vegas Corporation, by Paul W. Lowden (Attorney)  
 Grantee: Station Casino, Inc. by Scott M. Jackson (Attorney)  
 Document Number: 9911167000-0  
 Recording Date: November 1999  
 Utilities: Gas, Water, Electricity, Sewer and Trash  
 Zoning: Commercial/Amusement Gaming Overlay  
 Present Use: Commercial Retail  
 Best Use: Commercial/Amusement Gaming Overlay  
 Sales Price: \$11,250,000.00  
 Sales Price/Sq Ft: \$21.72  
 Rent Actual: N/A  
 Expenses Actual: N/A  
 Net Income Actual: N/A  
 GAR: N/A  
 CIM: N/A  
 Dimensions/Shape: Near Rectangular  
 Land Area: 517.5 sq. ft. or 20.52 Acres  
 Improvements: Vacant, partial office  
 Onsite Inspection Date: June 1998  
 Sales Verification Date: January 2000  
 Appraiser: Gary S. and M. M. M. M.  
 Informant: Scott Jackson, Station Casino  
 Terms: All cash  
 Trust Deed (Loan): N/A  
 Unpaid Taxes: N/A  
 Gender: N/A  
 Unpaid Assessments: N/A  
 Other: N/A  
 Motivation: Site was purchased to ultimately construct a casino from the Sahara Station Hotel/Casino  
 Total Price: \$11,250,000.00  
 Remarks: These parcels were subsequently sold for ultimate construction of a development. All sales carry deed restrictions not allowing gaming related use for 25 years.



north of the existing Blue Diamond road right-of-way. A slight or modest upward adjustment was made to the comparable property for time considerations. An upward adjustment was made to this comparable property, given its lack of direct ingress and egress at this time, i.e., paved access. The distance to utilities are also noted modestly inferior to that of the subject. A slight downward adjustment was made to the comparable property, given its shape for overall shape. A total net adjustment of a positive 10% is indicated, reflecting an adjusted unit value per square foot of approximately \$14.17.

Land Sale Number 6 is located at the northeastern corner of Las Vegas Boulevard and Sarent Avenue. This property is located a rather substantial distance south of the subject. The parcel was acquired in January 2004 at a reported price of \$9,000,000.00. This site contains approximately 16.97 acres and transferred at a unit price of \$12.18 per square foot. The parcel was acquired for the development of a high density multi-family residential project, i.e., condominium project. The comparable property was adjusted upward nominally for time considerations and also, given its inferior overall location, more further removed from the established Las Vegas Boulevard development. Conversely, a slight downward adjustment was made to the comparable property, given its superior overall shape. A total net adjustment of a positive 5% is indicated and reflects an adjusted unit value per square foot of \$11.24.

Land Sale Number 7 is located at the southwestern corner of Las Vegas Boulevard and the alignment of Abby Avenue. This parcel is located adjacent west across Las Vegas Boulevard from Land Sale Number 1. This comparable was acquired in May 2004 at a reported price of \$7,500,000.00. The parcel contains approximately 3.40 acres and transferred at a unit price of \$20.50 per square foot. The comparable property was adjusted upward nominally for time considerations and downward, given its superior overall location, with direct access to Las Vegas Boulevard. Further, a slight downward adjustment was made to this comparable property, given its superior overall shape. All other characteristics of this comparable property are considered somewhat similar to that of the subject. However, it should be noted that future building height restrictions could be imposed on the comparable property. A total net adjustment



of a negative 10% is indicated, which would reflect an adjusted unit value per square foot of \$18.76.

The following Adjustment illustrates the comparative considerations including an indicated unit value of the subject property:

Land Sale Adjustment Chart							
Sale No.	1	2	3	4	5	6	7
Site Size - Gross Square Feet	76,231	1,085,957	2,008,812	175,834	174,741	738,213	165,905
Sale Date	7/63	7/68	10/61	1/62	6/64	1/64	3/64
Unit Price Per Square Foot	\$14.04	\$23.00	\$12.45	\$12.44	\$12.51	\$12.18	\$26.60
Market Conditions/Time	+3%	+2.5%	+4%	+3.5%	+1%	+1.3%	+1.5%
Adjusted Unit Price Per Square Foot	1.1	\$23.00	\$12.45	\$12.87	\$12.76	\$12.61	\$26.81
Location	5%	20%	0%	0%	+10%	+10%	5%
Size	0%	0%	0%	0%	0%	0%	0%
Unit Improvements	0%	0%	0%	0%	0%	0%	0%
Front/Shape	5%	0%	5%	5%	5%	5%	0%
Total Net Adjustments	10%	20%	5%	5%	+10%	+5%	10%
Indicated Adjusted Unit Price Per Square Foot	\$15.34	\$27.60	\$13.07	\$13.50	\$14.03	\$13.28	\$29.39

The seven comparable transfers included within this analysis and valuation analysis further wide range in unit prices paid prior to adjustment. This range is indicated from a low of \$12.18 per square foot as reflected by Land Sale Number 6, to a high of approximately \$26.60 per square foot as indicated by Land Sale Number 2. As described appropriate adjustments were made to the comparable properties, a revised range is indicated from a low of \$12.31 per square foot as



indicated by Land Sale Number 4 to a high of approximately \$13.75 per square foot as reflected by Land Sale Number 7.

After careful consideration to the seven comparables included within this analysis and valuation, we have developed a unit value opinion of the subject site, in the after condition, as a presumed standalone parcel at \$13.00 per square foot. As can be seen, this unit value opinion is well within the indicated range reflected by the market sales, both prior and after adjustments were made to the comparables.

### Market Value Opinion Summary - As A Standalone Parcel

Total Estimated Site Area	22.80 Acres or 1,000,728 Sq. Ft.
Unit Value Opinion - per Square Foot	\$13.00
Indicated Market Value Opinion (rounded)	\$15,550,000.00



## an analysis of comparison proa

The following sets forth a brief discussion and analysis of each of the comparable transfers included within this report. Following the discussion and analysis of each of the comparable properties is a Land Sale Adjustment and/or Chart which adjusts the comparable properties into an indication of fair value for the subject property, as again a "standalone" development site. The market comparables have been adjusted upward for time or appreciation, which has taken place in the market area, since the actual transfer date of the comparables, in relationship to the current valuation date of the subject. The adjustment for time or market conditions is based on 6% appreciation per annum and is considered reflective of observed general increases in pricing or price levels being paid for tourist commercial and secondary tourist commercial related development land parcels within the greater Las Vegas Valley and within the subject market area.

Land Sale Number 1 is located along the east side of Las Vegas Boulevard and the south side of Arby Avenue, just north of Warm Springs Road. This property was acquired under multiple transactions as assemblage or piecemeal. The total reported acquisition price for the entire landholding was \$11,300,000.00, or approximately \$14.94 per square foot for the entire 75.36 acres gross. The comparable property, a 6.5 acre site, was acquired for development of a timeshare resort and additional possible future commercial retail development. The property was acquired by the same developer, who is actively selling timeshare units within the Club de Soleil project and Tahiti project, which are located on Tropical Avenue, west of Warm Springs Boulevard. This comparable site does include some future building height restrictions, given its proximity to the McCarran International Airport runway system. Exact building height or stories allowed does vary depending upon the distance removed from the aforementioned McCarran International Airport runway system. The unit price paid for this comparable property is judged to be near that which the subject property could command, in the "as is" condition, as a "standalone" parcel. An upward adjustment was made to the comparable property, for time considerations, i.e., appreciation. A slight downward consideration was made to the comparable property, given its slightly superior location, with direct frontage on Las Vegas Boulevard. A slight downward



adjustment was also made to the comparable parcel given its somewhat superior theme. A total net adjustment of a negative 10% is indicated reflecting an adjusted unit value per square foot of \$14.53. The adjusted unit price of \$14.53 per square foot is considered to be the price at which the subject property could command.

Land Sale number 2 has a physical address of 6711 Las Vegas Boulevard South and is located along the west side of Las Vegas Boulevard just north of Interstate 215. This property was an acquisition of the economically obsolete Vacation Village Hotel in 1990. This irregular shaped parcel does include direct frontage on Las Vegas Road and is recognized as being an almost long and narrow parcel of site. The comparable contains a total of 24.95 acres and was sold in January 2004 at a reported price of \$27,000,000.00. The comparable site was acquired by the Turnberry Associates/Centra Properties Partnership. Turnberry Associates is actively developing luxury residential condominium projects in the northern portion of the Las Vegas Strip. Turnberry Associates has joined Centra Properties in an attempt to develop portions of the comparable property but also the adjacent north landholdings which were previously acquired from Howard Hughes Properties. This land property is zoned for future development of a major tourist commercial related commercial retail complex or project. The unit price paid for this comparable site or parcel translates to approximately \$23.02 per square foot. The comparable parcel or site previously was restricted to maximum building height of 100 feet at or near its Las Vegas Boulevard South frontage up to a maximum of 100 stories at the rear or westerly portion of the parcel. The comparable's overall location with direct frontage on the Las Vegas "Strip" is recognized as being superior to that of the subject. The comparable parcel was adjusted upward nominally for time considerations and downward nominally for its superior overall location and closer proximity to the more established tourist commercial development along the Las Vegas "Strip". All other characteristics of this comparable property are considered to be somewhat similar to that of the subject. A total net adjustment of a negative 21% is indicated and reflects an adjusted unit value per square foot at approximately \$19.06.



Land Sale Number 3 is located at the southeast corner of Las Vegas Boulevard South and Mesa Verde Lane. This parcel was acquired in October 2003 at a reported price of \$2,500,000.00. This site contains approximately 4.01 acres gross and transferred at a unit price of approximately \$12.43 per square foot. This comparable site is located just south of the existing Blue Diamond Road right of way. The comparable transfer was adjusted upward for time considerations and downward nominally, given its superior overall shape. All other characteristics of this comparable property are considered to be somewhat similar to that of the subject. A total net adjustment of a negative 3% is indicated and reflects an adjusted unit value or unit price per square foot of \$12.41.

Land Sale Number 4 is located at the northeast corner of Mesa Verde Lane and Las Vegas Boulevard. This site was acquired in November 2003 at a reported price of \$2,200,000.00. This site contains approximately 4.06 acres gross and transferred at a unit price of \$12.44 per square foot. The same general characteristics and/or considerations noted for Land Sale Number 3 are considered applicable or appropriate for Land Sale Number 4. An upward consideration was made for time considerations, i.e., rapid appreciation, which has taken place in the market area since the actual acquisition date of the comparable property, in relationship to the valuation date of the subject. A slight downward adjustment was made to this comparable property, given its superior overall shape. A total net adjustment of a negative 3% is indicated and reflects an adjusted unit value per square foot of \$12.35.

Land Sale Number 5 is located at the southwest corner of the Rompage Road Alignment and the Andy Road Alignment. This .4-acre gross parcel or site, was acquired in May 2004 at a reported price of \$2,200,000.00. The property was acquired at a unit price of approximately \$12.93 per square foot. At the time of the acquisition and presently, the property does include an economically obsolete residential improvement. Estimated and based on observed condition and age of the improvement, the parcel was acquired as a speculative investment with little or no consideration given to the existing improvements. This property lacks direct frontage on Las Vegas Boulevard and is generally sandwiched between Las Vegas Boulevard and parcels 13



## Abstract Book 7

Assessor's Parcel No. 177 05 301 004 013 and 014  
 Location Southwest corner of Las Vegas Boulevard and Arroyo Avenue Las Vegas Clark County Nevada  
 Legal Description Portion of the South 1/2 of the Southeast 1/4 of Section 6 Township 22 North Range 6 East N.D.B. M.  
 Grantor Steve Siskink  
 Grantee CECO Enterprises, LLC (Formerly Ecomaster Company)  
 Document Number 040324 0381  
 Recording Date May 2004  
 Utilities No utilities or utilities were shown at the time of the sale. Ecomaster has been extended across Las Vegas Boulevard.  
 Zoning R-1 Country  
 Present Use Commercial Land  
 Best Use Tourist Commercial  
 Sales Price \$7,500,000.00  
 Sales Price/Sq. Ft. \$20.50  
 Rents Actual N/A  
 Expenses Actual N/A  
 Net Income Actual N/A  
 OAR N/A  
 GIM N/A  
 Dimensions/Shape Rectangular  
 Land Area 365,004 sq. ft. 0.25 10 Acres  
 Improvements None  
 Onsite Inspection Date May 2004  
 Sales Verification Date May 2004  
 Appraiser Gary H. Brown, MA  
 Informant Charles Brown and David  
 Terms All Cash  
 Trust Deed Loan N/A  
 Unpaid Taxes N/A  
 Lender N/A  
 Unpaid Assessments N/A  
 Other N/A  
 Motivation Unknown  
 Total Price \$7,500,000.00  
 Remarks None



General Photographs



Plot Plan and site plan

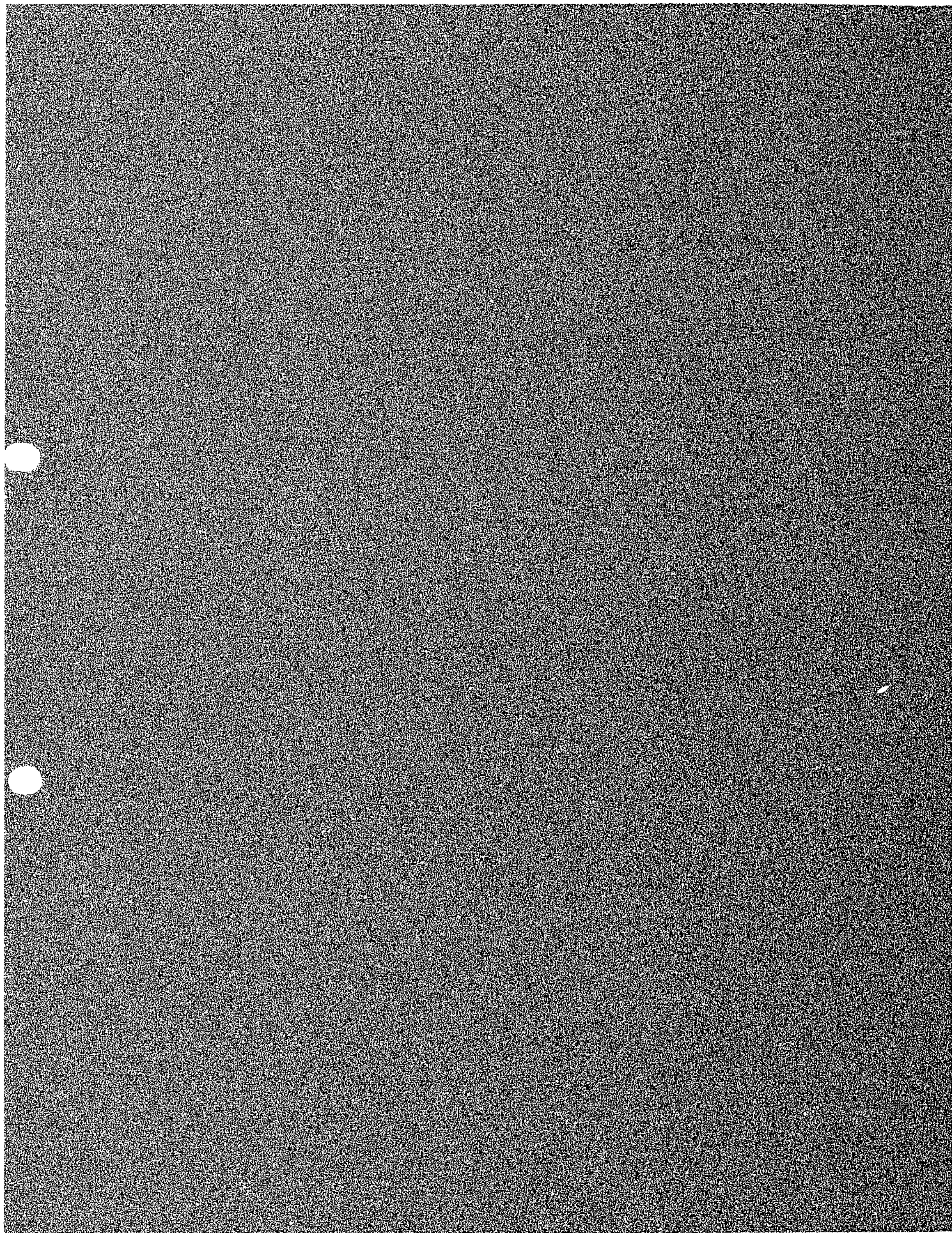
ASBESTOS ABATEMENT REPORT



# a e b t r a t b e r

Assessor's Parcel No. 177-21-101-000  
 Location Northeast corner of Las Vegas Boulevard and Spring Avenue, Las Vegas, Clark County, Nevada  
 Legal Description Parcel 4, Parcel Map File 95, Page 50, Portion of the South 1/4 of the NE 1/4 of Section 22, Township 22 South, Range 61 East, M.D.B. M.  
 Grantor Grantor's LYS, LLC, c/o Alexander V. Pivovarov (Member)  
 Document Number 0401202230  
 Recording Date January 2004  
 Utilities Gas, Water, Sewer and Trash in immediate area, power in wire  
 zoning H-1, Quesby  
 Present Use vacant land  
 Best Use Medium-density residential or secondary general commercial  
 Sales Price \$9,000,000.00  
 Sales Price/Sq. Ft. \$12.18  
 Rent Actual N/A  
 Expenses Actual N/A  
 Net Income Actual N/A  
 OAR N/A  
 CIM N/A  
 Dimensions/Shape Irregular  
 Land Area 739,217 Sq. Ft. or 16.97 Acres  
 Improvements None  
 Onsite Inspection Date Mid 2004  
 Sales Verification Date Mid 2004  
 Appraiser Gary H. Kern, MAI  
 Informant County Records and Deeds  
 Terms Cash in hand  
 Trust/Deed (Yes) 1. Alliance Mortgage \$7,900,000.00  
 Unpaid Taxes N/A  
 Lender N/A  
 Unpaid Assessments N/A  
 Other N/A  
 Motivation In construction, family condemnation suits  
 Total Price \$9,000,000.00  
 Remarks None







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## Abstract

Assessor's Parcel No. 77-08-701-004  
 Location Southwest corner of the Roubidoux Canal Alignment and the Windy Canal Alignment, Las Vegas, Clark County, Nevada  
 Legal Description Portion of Government Lot 26, Portion of the North 1/4 of the Southeast 1/4 of Section 8, Township 22 South, Range 61 East, N.E.B. 4M  
 Grantor Bill Diamond Robinson Associates  
 Grantee Richard Kinserow Family Trust et al  
 Document Number 040-1240874  
 Recording Date May 2004  
 Utilities Gas, Water, Sewer and Trash in immediate area, power of line  
 Zoning R.E. County  
 Present Use Economically obsolete residential improvements  
 Best Use Tourist Commercial/Platonic  
 Sales Price \$2,200,000.00  
 Sales Price/Sq Ft \$12.8  
 Rents Actual N/A  
 Expenses Actual N/A  
 Net Income Actual N/A  
 GAR N/A  
 CIM N/A  
 Dimensions/Shape 1/4 Acre  
 Land Area 17,240 Sq Ft or 4.0 Acres  
 Improvements Economically obsolete residential improvements  
 Onsite Inspection Date May 2004  
 Sales Verification Date May 2004  
 Appraiser Gary Kent MA  
 Information County Records and Deeds  
 Terms All cash  
 Trust Deed Loans N/A  
 Unpaid Taxes N/A  
 Lender N/A  
 Unpaid Assessments N/A  
 Other N/A  
 Motivation Speculative Investment  
 Total Price \$2,200,000.00  
 Remarks None



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## Abstract Number 4

Assessor's Parcel No.	17709302003
Location	Northeast corner of Mesa Verde Lane and Las Vegas Boulevard, Las Vegas, Clark County, Nevada
Legal Description	Portion of the North 1/4 of the Southwest 1/4 of Section 9, Township 12 South, Range 3 East, 11th Meridian, Clark County, Nevada
Grantor	Land A Land LLC
Grantee	Yanoff Enterprises, Ltd.
Document Number	231106/02367
Recording Date	November 2003
Utilities	Gas, water, sewer, and trash all of near the property line
zoning	City of Las Vegas
Present Use	Vacant
Best Use	Tourist Commercial/Commercial Retail
Sales Price	\$2,200,000.00
Sales Price/Sq Ft	412.42
Rents Actual	N/A
Expenses Actual	N/A
Net Income Actual	N/A
OAR	N/A
GM	N/A
Dimensions/Shape	Rectangular
Land Area	1.684 Sq Ft, or 4.05 Acres
Improvements	Vacant, no improvements
Onsite Inspection Date	Early 2004
Sales Verification Date	Early 2004
Appraiser	Clark County, NV
Informant	County Records and Deed
Terms	All cash
Trust Deed Loan	N/A
Unpaid Taxes	N/A
Leases	N/A
Unpaid Assessments	N/A
Other	N/A
Motivation	Unknown
Total Price	\$2,200,000.00
Remarks	None



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1. The first part of the plan is to identify the problem. This is done by asking the following questions: What is the problem? What are the causes of the problem? What are the effects of the problem?

2. The second part of the plan is to identify the goals. This is done by asking the following questions: What are the goals of the plan? What are the objectives of the plan?

3. The third part of the plan is to identify the resources. This is done by asking the following questions: What are the resources available for the plan? What are the resources needed for the plan?

4. The fourth part of the plan is to identify the actions. This is done by asking the following questions: What are the actions to be taken? What are the steps to be followed?

5. The fifth part of the plan is to identify the evaluation. This is done by asking the following questions: How will the plan be evaluated? What are the criteria for evaluation?

6. The sixth part of the plan is to identify the monitoring. This is done by asking the following questions: How will the plan be monitored? What are the indicators for monitoring?



# a a e b fra l ber

Assessor's Parcel No. 177 09 401 001 and 002  
 Location: Southeast corner of Mega Verde Lane and Las Vegas Boulevard, Las Vegas, Clark County, Nevada  
 Legal Description: Portion of the South 1/4 of the Southwest 1/4 of Section 9, Township 20 North, Range 01 East, Meridian 11W  
 Grantor: E.C. Investment  
 Grantee: Mobil 1973 Trust, et al  
 Document Number: 02101240773  
 Recording Date: January 2003  
 Utilities: Gas, water, Electricity, Sewer, and Trash at front of the property line  
 Zoning: M-1 Community  
 Present Use: Vacant  
 Best Use: Tourist Commercial/Commercial Retail  
 Sales Price: \$2,500,000.00  
 Sales Price/Sq.Ft.: \$12.45  
 Rents Actual: N/A  
 Expenses Actual: N/A  
 Net Income Actual: N/A  
 GAR: N/A  
 GIM: N/A  
 Dimensions/Shape: Shallow, irregular  
 Land Area: 200 x 250 ft. or 4 to 4000  
 Improvements: Vacant, partial office  
 Onsite Inspection Date: Late 2003  
 Sales Verification Date: Late 2003  
 Appraiser: Gary H. Jones, MAI  
 Informant: County Records and Deeds  
 Terms: All Cash  
 Third Party Loan: N/A  
 Unpaid Taxes: N/A  
 Lender: N/A  
 Unpaid Assessments: N/A  
 Other: N/A  
 Motivation: Unknown  
 Total Price: \$2,500,000.00  
 Remarks: None



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8. The eighth part of the plan is to

9. The ninth part of the plan is to

10. The tenth part of the plan is to



# Abstract

Assessor's Parcel No. 17-01-002-001  
 Address 0711 Las Vegas Boulevard South, Las Vegas, Clark County, Nevada  
 Legal Description Portion of the South 1/4 of the Northeast 1/4 of Section 2, Township 22 South, Range 12 East, Meridian 11M  
 Owner J.V. Inc.  
 Grantee Eastern Nevada Construction, Inc.  
 Document Number 04012311590  
 Recording Date January 2004  
 Number 366  
 Zoning R-1, County Clark  
 Prior Use Former Vacation Village Hotel and Casino  
 Current Use Former Casino and Commercial Retail  
 Sales Price \$23,000,000.00  
 Sales Price/Sq. Ft. \$23.00  
 Sales Amount N/A  
 Expenses Actual N/A  
 Net Income Actual N/A  
 Net N/A  
 City N/A  
 Dimensions/Shape Irregular  
 Land Area 1.085011 Acres, Area 0.04 Acres  
 Improvements Obsolete building improvements and site  
 Construction Date Early 2003  
 Sales Verification Date Early 2004  
 Appraiser Gary H. Smith, MA  
 Remarks Personnel's Office Property  
 Remarks N/A  
 Insured Loan N/A  
 Current Taxes N/A  
 Gender N/A  
 Occupancy/Use N/A  
 Other N/A  
 Miscellaneous Property purchased in 1996 by Eastern Nevada Construction, Inc. for development of a hotel and casino. Commercial retail and  
 Total Price \$23,000,000.00  
 Remarks None



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**Plan and allocate**

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**IN THE SUPREME COURT OF THE STATE OF NEVADA**

FRED NASSIRI, an individual; NASSIRI  
LIVING TRUST, a trust formed under  
Nevada law,

Appellants,

vs.

STATE OF NEVADA, on relation of its  
Department of Transportation,

Respondent.

Supreme Court No. 76660

Eighth Judicial District Court

Case No. A-12-672841-C

Electronically Filed  
Sep 05 2018 08:32 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

**ADDITIONAL ATTACHMENTS TO  
DOCKETING STATEMENT**



## CERTIFICATE OF SERVICE

I certify that on the 4th day of September, 2018, I served a copy of the Additional Attachments to Docketing Statement, upon all counsel of record:

- ☐ By personally serving it upon him/her; or
- ☒ By E-Service through Nevada Supreme Court; email and/or first class mail with sufficient postage prepaid to the following address(es): (NOTE: If all names and addresses cannot fit below, please list names below and attach a separate sheet with the addresses.)

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to its Department of Transportation*

/s/ Anna Diallo

An employee of  
GARMAN TURNER GORDON LLP



# a a b tra t ber 1

Assessor's Parcel No 177 04 401 001 amended 006  
Location Eastside of Las Vegas Boulevard north of Warm Springs Road Las Vegas Clark County Nevada  
Legal Description Government Lots 67 and 68, Portion of the Santa Fe 6 Section 4 Township 23 South Range 6 East Meridian M  
Grantor Shearing Penny Taylor et al % Steven P Shearing et al 2 1/2 January 2003  
Royal Group (LLC) % Joseph Torkan (Member) January 2003  
Landscape Holdings (LLC) % David J. Lindland (Member) February 2003  
Abbey Haven (LLC) % Chad Johnson (Member) March 2003  
Warm Springs Parkway (LP) % Chad Johnson (Member) March 2003  
Grantee Solid LV (LLC) et al % Eden Ridge Senior Center Same grantee for all transactions  
Document Number 03022702425 February 2003 03012901673 January 2003 03021401041 February 2003 03030400440 March 2003 03030400641 March 2003  
Recording Date February 2003 January 2003 and March 2003  
Utilities Gas Water Electric Sewer and Trash  
Zoning RLI  
Present Use Vacant  
Best Use Future Commercial  
Sales Price \$11,300,000.00  
Sales Price/Sq Ft \$11.95  
Rents Actual N/A  
Expenses Actual N/A  
Net Income Actual N/A  
OAR N/A  
GVI N/A  
Dimensions/Shape Irregular  
Land Area 2.766 201 Sq Ft plus 17.16 Acres  
Improvements Vacant parcel with  
Onsite Inspection Date Early 2003  
Sales Verification Date Early 2003  
Appraiser Gary H. Hart MAI  
Informant Coastal Capital  
Terms All cash  
Trust Deed Loan N/A  
Unpaid Taxes N/A  
Lender N/A  
Unpaid Assessments N/A  
Other N/A  
Motivation Contract / Free transaction with no other reason  
Total Price \$11,300,000.00  
Remarks Portion of this site carries building height restrictions due to its proximity to the McCarran International Airport runway



General Photo (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yy) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)



Part Plan an ale or 1

1. The first part of the plan is the title page. This should contain the title of the plan, the name of the person or organization responsible for the plan, and the date of the plan. The title page should be clear and concise, and should provide a brief overview of the plan.