

IN THE SUPREME COURT STATE OF NEVADA

Electronically Filed
Mar 12 2021 01:41 p.m.

<p>JOSEPH FOLINO, an individual and NICOLE FOLINO, an individual,</p> <p>Appellant,</p> <p>v.</p> <p>TODD SWANSON, an individual; TODD SWANSON, Trustee of the SHIRAZ TRUST; SHIRAZ TRUST, a Trust of unknown origin; LYONS DEVELOPMENT, LLC, a Nevada limited liability company; DOES I through X; and ROES I through X,</p> <p>Respondent.</p>	<p>Case No. 81252</p>	<p>Elizabeth A. Brown Clerk of Supreme Court</p>
<p>JOSEPH FOLINO, an individual and NICOLE FOLINO, an individual,</p> <p>Appellant,</p> <p>v.</p> <p>TODD SWANSON, an individual; TODD SWANSON, Trustee of the SHIRAZ TRUST; SHIRAZ TRUST, a Trust of unknown origin; LYONS DEVELOPMENT, LLC, a Nevada limited liability company; DOES I through X; and ROES I through X,</p> <p>Respondent.</p>	<p>Case No. 81831</p>	

**APPEAL
FROM THE EIGHTH JUDICIAL DISTRICT COURT
THE HONORABLE JIM CROCKETT CASE NO. A-18-782494-C**

**JOINT
APPENDIX ON APPEAL
VOLUME V OF XIX
INDEX TO APPELLANTS' APPENDIX OF RECORD**

VOLUMES

No.	Date of Item	Description	Vol.	Bates Nos.
------------	---------------------	--------------------	-------------	-------------------

VOLUME I

1.	08/05/2006	Appellant's Appendix from Nelson v. Heers Appeal No. 45571 (Part 1)	I	JA000001 JA000200
----	------------	---	---	----------------------

VOLUME II

2.	08/05/2006	Appellant's Appendix from Nelson v. Heers Appeal No. 45571 (Part 2)	II	JA000201 JA000248
3.	10/09/2018	Complaint	II	JA000249 JA000325
4.	10/12/2018	Summons – Todd Swanson	II	JA000326 JA000327
5.	10/12/2018	Summons – Lyons Development	II	JA000328 JA000329
6.	10/12/2018	Summons – Shiraz Trust	II	JA000330 JA000331

7.	10/23/2018	Declaration of Service – Summons - Lyons Development	II	JA000332
8.	01/04/2019	Acceptance of Service on Behalf of Defendant Todd Swanson, an individual, Todd Swanson, Trustee of the Shiraz Trust, and Shiraz Trust	II	JA000333 JA000334
9.	02/04/2019	Defendant’s Initial Appearance Fee Disclosure	II	JA000335 JA000336
10.	02/04/2019	Defendant’s Motion to Dismiss and/or Motion for More Definite Statement	II	JA000337 JA000349
11.	02/07/2019	Plaintiff’s Request for Exemption from Arbitration	II	JA000350 JA000355
12.	02/13/2019	Plaintiffs’ Opposition to Defendant’s Motion to Dismiss and/or Motion for More Definite Statement; Countermotion to Amend Complaint	II	JA000356 JA000368
13.	02/13/2019	[Proposed] First Amended Complaint (Part 1)	II	JA000369 JA000407

VOLUME III

14.	02/13/2019	[Proposed] First Amended Complaint (Part 2)	III	JA000408 JA000446
15.	03/26/2019	Notice of Re-Hearing re: Defendant’s Motion to Dismiss and/or Motion for More Definite Statement and Plaintiff’s Countermotion to Amend the Complaint	III	JA000447 JA000449

16.	04/02/2019	Defendant's Reply to Plaintiffs' Opposition to Defendants' Motion to Dismiss and/or Motion For More Definite Statement; Countermotion to Amend the Complaint	III	JA000450 JA000458
17.	04/18/2019	Notice of Entry of Order on Defendants' Motion to Dismiss and/or Motion for More Definite Statement; Countermotion to Amend the Complaint	III	JA000459 JA000461
18.	04/18/2019	Order on Defendants' Motion to Dismiss and/or Motion for More Definite Statement; Countermotion to Amend the Complaint	III	JA000462 JA000465
19.	05/20/2019	Defendant's Motion to Dismiss Plaintiff's First Amended Complaint	III	JA000466 JA000486
20.	05/21/2019	Clerk's Notice of Hearing re: Defendant's Motion to Dismiss Plaintiff's First Amended Complaint	III	JA000487 JA000488
21.	06/05/2019	Plaintiffs' Opposition to Defendants' Motion to Dismiss Plaintiffs' First Amended Complaint	III	JA000489 JA000501
22.	07/03/2019	Defendants' Reply to Plaintiffs' Opposition to Defendants' Motion to Dismiss Plaintiffs' First Amended Complaint	III	JA000502 JA000507

23.	07/18/2019	Minute Order - Defendant's Motion to Dismiss Plaintiff's First Amended Complaint	III	JA000508
24.	08/14/2019	Notice of Entry of Order Defendants' Motion to Dismiss the Plaintiff's First Amended Complaint	III	JA000509 JA000511
25.	08/14/2019	Order - Defendants' Motion to Dismiss the Plaintiff's First Amended Complaint	III	JA000512 JA000525
26.	9/03/2019	Plaintiff's Second Amended Complaint	III	JA000526 JA000595
27.	09/24/2019	Defendant's Motion to Dismiss Plaintiff's Second Amended Complaint	III	JA000596 JA000621
28.	09/25/2019	Clerk's Notice of Hearing re: Defendant's Motion to Dismiss Plaintiff's Second Amended Complaint	III	JA000622 JA000623

VOLUME IV

29.	10/03/2019	Plaintiffs' Opposition to Defendants' Motion to Dismiss Plaintiffs' Second Amended Complaint	IV	JA000624 JA000645
30.	10/31/2019	Defendants' Reply to Plaintiffs' Opposition to Defendants' Motion to Dismiss Plaintiffs' Second Amended Complaint	IV	JA000646 JA000658
31.	11/20/2019	Notice of Early Case Conference	IV	JA000659 JA000661

32.	11/20/2019	Plaintiffs' Initial List of Witnesses and Production of Documents Pursuant to NRCP 16.1	IV	JA000662 JA000724
33.	11/26/2019	Notice of Association of Counsel	IV	JA000725 JA000727
34.	12/06/2019	Declaration of Service of SDT COR Rakeman Plumbing, Inc.	IV	JA000728
35.	12/09/2019	Affidavit of Service - Frontsteps	IV	JA000729 JA000730
36.	12/10/2019	Declaration of Service – Lyons Development LLV – SDT COR	IV	JA000731
37.	12/10/2019	Declaration of Service – The Summerlin Association COR	IV	JA000732
38.	12/10/2019	Declaration of Service – Ivan Sher Group – SDT COR	IV	JA000733
39.	12/19/2019	Declaration of Service – Americana LLC – SDT COR		JA000734
40.	12/19/2019	Declaration of Service – Las Vegas Homes and Fine Estates – SDT COR	IV	JA000735
41.	12/19/2019	Declaration of Service – Repipe Specialist – SDT COR	IV	JA000736
42.	12/19/2019	Declaration of Service – The Ridges Community Assoc. – SDT	IV	JA000737
43.	12/26/2019	Declaration of Service – Uponor, Inc.	IV	JA000737
44.	12/30/2019	Production of Documents - PLT000054 – PLT000064	IV	JA000739 JA000749
45.	12/30/2019	Plaintiffs' First Supplemental Lists of Witnesses and Production of Documents Pursuant to NRCP 16.1	IV	JA000750 JA000759

46.	01/02/2020	Plaintiff's Notice of Subpoena Pursuant to NRCP 45(A)(4)(A)	IV	JA000760 JA000798
47.	01/02/2020	Video Taped Deposition Subpoena – Kelly Contenta	IV	JA000799 JA000802
48.	01/02/2020	Video Taped Deposition Subpoena – Ivan Sher	IV	JA000803 JA000806
49.	01/02/2020	Video Taped Deposition Subpoena – Nicole Whitfield	IV	JA000807 JA000810
50.	01/13/2020	Declaration of Service – Galliher- Rescheduled Videotaped Depo of Swanson, PMK Shiraz and PMK Lyons	IV	JA000811
51.	01/13/2020	Declaration of Service – Young - Rescheduled Videotaped Depo of Swanson, PMK Shiraz and PMK Lyons	IV	JA000812
52.	01/14/2020	Plaintiffs' Second Supplemental List of Witnesses and Production of Documents Pursuant to NRCP 16.1	IV	JA000813 JA000822
53.	01/14/2020	Declaration of Service SDT – Absolute Closets & Cabinetry	IV	JA000823

VOLUME V

54.	01/14/2020	Document Production – PLT000065 – PLT0000156	V	JA000824 JA000915
55.	01/14/2020	Galliher – Declaration of Service Rescheduled Depositions of William Gerber and Aaron Hawley	V	JA000916
56.	01/14/2020	Misc Filing Kirby C. Gruchow Jr. (Part 1 Pgs 1-107)	V	JA000917 JA001023

VOLUME VI

57.	01/14/2020	Misc Filing Kirby C. Gruchow Jr. (Part 2)	VI	JA001024 JA001066
58.	01/14/2020	Misc Filing Kirby C. Gruchow Jr. (Part 3)	VI	JA001067 JA001223

VOLUME VII

59.	01/14/2020	Misc Filing Kirby C. Gruchow Jr. (Part 4)	VII	JA001224 JA001315
60.	01/14/2020	Misc Filing Kirby C. Gruchow Jr. (Part 5)	VII	JA001316 JA001423

VOLUME VIII

61.	01/14/2020	Misc Filing Kirby C. Gruchow Jr. (Part 6)	VIII	JA001424 JA001524
62.	01/14/2020	Plaintiffs' Third Supplemental List of Witnesses and Production of Documents Pursuant to NRCP 16.1	VIII	JA001525 JA001534
63.	01/14/2020	SDT Decl Srv Video Depo Sher Group	VIII	JA001535
64.	01/14/2020	SDT Decl Srv Video Depo Absolute	VIII	JA001536
65.	01/14/2020	Young – Decl Srv Reschedule Depo Aaron Hawley	VIII	JA001537
66.	01/15/2020	Amd Cert of Srv Plt Production of Fourth Supp List of Witnesses and Documents	VIII	JA001538 JA001540
67.	01/15/2020	Decl Srv SDT – EH Designs	VIII	JA001541
68.	01/15/2020	Decl Srv SDT – Infinity Environmental Srv.		JA001542

69.	01/15/2020	Decl Srv SDT – Kelly Cotenta	VIII	JA001543
70.	01/15/2020	Plaintiffs’ Fourth Supplemental List of Witnesses and Production of Documents Pursuant to NRCP 16.1	VIII	JA001544 JA001553
71.	01/23/2020	Declaration of Service re SDT and Video Depo – Nicole Whitfield	VIII	JA001554
72.	01/24/2020	Plaintiffs’ Fifth Supplemental List of Witnesses and Production of Documents Pursuant to NRCP 16.1	VIII	JA001555 JA001565
73.	02/04/2020	Notice of Continuance of (Zoom Conferencing) Deposition of Swanson	VIII	JA001566 JA001570
74.	02/05/2020	Plaintiffs’ Sixth Supplemental Lists of Witnesses and Production of Documents Pursuant to NRCP 16.1	VIII	JA001571 JA001582
75.	02/07/2020	Stipulation and Order for Sixty (60) Day Continuing Production of Plaintiffs’ Brief and Hearing Date	VIII	JA001583 JA001587
76.	02/11/2020	Notice of Entry of Stipulation and Order for Sixty (60) Day Continuing Production of Plaintiffs’ Brief and Hearing Date	VIII	JA001588 JA001594
77.	02/13/2020	Plaintiffs’ Supplemental List of Witnesses and Production of Documents	VIII	JA001595 JA001610
78.	02/13/2020	Plaintiffs’ Supplemental Brief to Opposition to Defendants’ Motion to Dismiss Plaintiffs’ Second Amended Complaint	VIII	JA001611 JA001634

VOLUME IX

79.	02/27/2020	Defendants Todd Swanson; Todd Swanson as, Trustee of the Shiraz Trust; and Lyon Development, LLC's Supplemental Reply in Support of Motion for Summary Judgment	IX	JA001635 JA001825
-----	------------	---	----	----------------------

VOLUME X

80.	02/27/2020	Defendants Todd Swanson; Todd Swanson as, Trustee of the Shiraz Trust; and Lyon Development, LLC's Supplemental Reply in Support of Motion for Summary Judgment	X	JA001826
81.	03/10/2020	Acceptance of Service – Amended – Videotaped Deposition Subpoena for Ashely Oakes-Lazosky	X	JA001827
82.	03/20/2020	Transcript of Hearing Defendant's Motion to Dismiss Plaintiff's Second Amended Complaint	X	JA001828 JA001850
83.	04/07/2020	Transcript of Hearing Defendant's Motion To Dismiss Plaintiff's Second Amended Complaint	X	JA001851 JA001868
84.	04/22/2020	Defendants' Motion for Attorney's Fees and Costs	X	JA001869 JA001946

85.	04/22/2020	Defendants' Verified Memorandum of Costs and Disbursements	X	JA001947 JA001950
86.	04/23/2020	Notice of Hearing re: Defendants' Motion for Fees and Costs	X	JA001951
87.	04/24/2020	Plaintiffs' Motion to Retax Costs	X	JA001952 JA002042
88.	04/27/2020	Clerks Notice of Hearing re: Plaintiffs' Motion to Retax Costs	X	JA002043
89.	04/29/2020	Status Check Order re: Continue Hearing Motion to Retax and Motion for Fees and Costs	X	JA002044
90.	05/11/2020	Order Granting Dismissal of Plaintiffs' Second Amended Complaint	X	JA002045 JA002064

VOLUME XI

91.	05/11/2020	Opposition to Defendants' Motion for Attorney's Fees and Costs	XI	JA002065 JA002206
92.	05/13/2020	Errata to Opposition to Defendants' Motion for Attorney's Fees and Costs	XI	JA002207 JA002211
93.	05/13/2020	Notice of Entry of Order Granting Motion to Dismiss Plaintiffs' Second Amended Complaint	XI	JA002212 JA002234
94.	05/26/2020	Notice of Appeal	XI	JA002235 JA002237
95.	05/26/2020	Case Appeal Statement	XI	JA002238 JA002268

96.	06/03/2020	Defendants' Reply in Support of Motion for Attorney's Fees	XI	JA002269 JA002288
-----	------------	--	----	----------------------

VOLUME XII

97.	06/04/2020	Notice of Entry re: Stipulation and Order to Continue the Hearing For: 1) Plaintiffs' Motion to Retax Costs and 2) Defendants' Motion for Attorney's Fees and Costs	XII	JA002289 JA002294
98.	06/04/2020	Stipulation and Order to Continue the Hearing For: 1) Plaintiffs' Motion to Retax Costs and 2) Defendants' Motion for Attorney's Fees and Costs	XII	JA002295 JA002298
99.	06/18/2020	Errata to Case Appeal Statement	XII	JA002299 JA002310
100.	06/25/2020	Transcript of Hearing Defendants' Motion for Fees and Costs and Plaintiffs' Motion to Retax Costs	XII	JA002311 JA002325
101.	08/18/2020	Order Regarding Defendants' Motion for Attorney's Fees, Verified Memorandum of Costs and Disbursements and Plaintiffs' Motion to Retax	XII	JA002326 JA002343
102.	08/21/2020	Notice of Name Change of Law Firm	XII	JA002344 JA002346
103.	08/24/2020	Notice of Entry of Order Regarding Defendants' Motion for Attorney's Fees, Verified Memorandum of Costs and Disbursements and Plaintiffs' Motion to Retax	XII	JA002347 JA002368

104.	09/17/2020	Appellants' Case Appeal Statement	XII	JA002369 JA002380
105.	09/17/2020	Notice of Appeal	XII	JA002381 JA002406
106.	09/17/2020	Motion for Stay of Execution of Judgment on an Order Shortening Time	XII	JA002407 JA002483

VOLUME XIII

107.	09/24/2020	Stipulation and Order to Stay Execution of Judgment	XIII	JA002484 JA002490
108.	09/25/2020	Notice of Entry of Order – Stipulation and Order to Stay Execution of Judgment	XIII	JA002491 JA002497
109.	09/30/2020	Notice of Posting Cash Bond	XIII	JA002498 JA002502
110.	10/07/2020	Notice of Compliance with Court Order		JA002503 JA002506
111.	12/08/2020	Plaintiff's Request for Transcripts of Proceedings	XIII	JA002507 JA002509
112.	01/24/2019	Swanson Deposition Transcript 1/24/2020 (Part 1)	XIII	JA002510 JA002581

VOLUME XIV

113.	01/24/2019	Swanson Deposition Transcript 1/24/2020 (Part 2) w/Exhibit "1"	XIV	JA002582 JA002776
------	------------	--	-----	----------------------

VOLUME XV

114.	01/24/2019	Swanson Deposition Transcript 1/24/2020 Exhibits 2 – 14	XV	JA002777 JA002977
------	------------	---	----	----------------------

VOLUME XVI

115.	01/24/2019	Swanson Deposition Transcript 1/24/2020 Exhibits 15 – 28	XVI	JA002978 JA003038
116.	01/29/2020	Nicole Whitfield Deposition Transcript 1/29/2020	XVI	JA003039 JA003194

VOLUME XVII

117.	01/31/2020	Aaron Hawley Deposition Transcript 1/31/2020	XVI	JA003195 JA003296
118.	01/31/2020	William Gerber Deposition Transcript 1/31/2020	XVI	JA003297 JA003386

VOLUME XVIII

119.	02/03/2020	Ivan Sher Deposition Transcript 2/3/20	XVIII	JA003387 JA003539
------	------------	---	-------	----------------------

VOLUME XIX

120.	02/03/2020	Kelly Contenta Deposition Transcript 2/3/2020	XIX	JA003540 JA003583
121.	02/06/2020	Todd Swanson Deposition Transcript Volume II 2/6/20	XIX	JA003584 JA003701
122.	01/13/2021	Hearing Transcript of March 3, 2020 of Defendant's Motion to Dismiss Plaintiff's Second Amended Complaint	XIX	JA003702 JA003724
123.	01/13/2021	Hearing Transcript of April 7, 2020 of Defendants' Motion to Dismiss Plaintiff's Second Amended Complaint	XIX	JA003725 JA003742

124.	01/13/2021	Hearing Transcript of June 20, 2020 of Defendants' Motion for Fees and Costs and Plaintiffs' Motion to Retax Costs	XIX	JA003743 JA003757
------	------------	--	-----	----------------------

CERTIFICATE OF SERVICE

When All Case Participants are Registered for the Appellate CM/ECF System

I hereby certify that I electronically filed the foregoing with the Clerk of the Court for the Nevada Supreme Court by using the appellate CM/ECF system on March 9th, 2021.

I further certify that all participants in the case are registered CM/ECF users and that service will be accomplished by the appellate CM/ECF system.

DATED this 9th day of March 2021.

BLACK & WADHAMS

/s/ Rusty Graf

Rusty Graf, ESQ
Nevada Bar No. 6322
10777 W. Twain Ave., Ste 300.
Las Vegas, Nevada 89135
Attorneys for Appellants



**BERKSHIRE
HATHAWAY**
HomeServices
Nevada Properties

Electronically Filed
1/14/2020 4:33 PM
Steven D. Grierson
CLERK OF THE COURT

DARREN J. WELSH, ESQ.
General Counsel
6765 S. Eastern Avenue, Suite 2
Las Vegas, Nevada 89119
(702) 733-9310 phone
(702) 862-4576 fax

VIA HAND DELIVERY

December 18, 2019

Rusty Graf, Esq.
BLACK & LOBELLO
10777 West Twain Avenue, 3rd Floor
Las Vegas, Nevada 89135

RE: In the matter of *Folino v Swanson et al.*
EJDC Case No. A-18-782494-C

Dear Mr. Graf:

This is the office of the General Counsel for Americana LLC dba Berkshire Hathaway HomeServices - Nevada Properties.

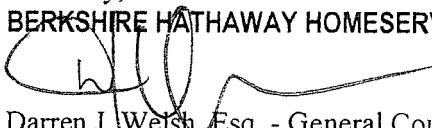
We are in receipt of the attached Subpoena Duces Tecum. Attached please find our documents responsive to this Subpoena.

Please remit \$51.60 for 86 copies @ \$.60 each. Please make the check payable to Americana LLC in care of this office.

Please do not hesitate to contact this office with any questions or concerns regarding this matter.

Regards,

Sincerely,
BERKSHIRE HATHAWAY HOMESERVICES - NEVADA PROPERTIES



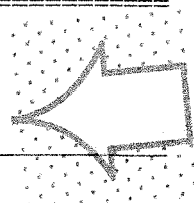
Darren J. Welsh, Esq. - General Counsel
Enclosures as noted

RECEIPT OF DOCUMENTS



An Employee of Black & LoBello

12/26/19
Date



**SIGN
HERE**

JA000824



**BERKSHIRE
HATHAWAY**
HomeServices
Nevada Properties

DARREN J. WELSH, ESQ.
General Counsel
6765 S. Eastern Avenue, Suite 2
Las Vegas, Nevada 89119
(702) 733-9310 phone
(702) 862-4576 fax

VIA HAND DELIVERY

December 18, 2019

Rusty Graf, Esq.
BLACK & LOBELLO
10777 West Twain Avenue, 3rd Floor
Las Vegas, Nevada 89135

RE: In the matter of *Folino v Swanson et al.*
EJDC Case No. A-18-782494-C

Dear Mr. Graf:

This is the office of the General Counsel for Americana LLC dba Berkshire Hathaway HomeServices - Nevada Properties.

We are in receipt of the attached Subpoena Duces Tecum. Attached please find our documents responsive to this Subpoena.

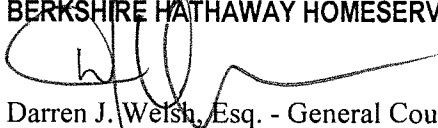
Please remit \$51.60 for 86 copies @ \$.60 each. Please make the check payable to Americana LLC in care of this office.

Please do not hesitate to contact this office with any questions or concerns regarding this matter.

Regards,

Sincerely,

BERKSHIRE HATHAWAY HOMESERVICES - NEVADA PROPERTIES


Darren J. Welsh, Esq. - General Counsel
Enclosures as noted

RECEIPT OF DOCUMENTS

An Employee of Black & LoBello

Date

JA000825

1 STATE OF NEVADA)
2) ss.
3 COUNTY OF CLARK)

4 **AFFIDAVIT OF CUSTODIAN OF RECORDS**

5 Affiant, being first duly sworn, deposes and states under oath:

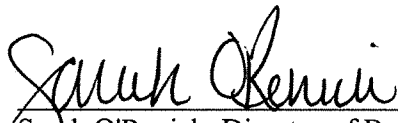
6 1. I, Sarah O'Renick, am the Custodian of Records for the real estate transaction
7 records maintained by Americana LLC d/b/a Berkshire Hathaway HomeServices – Nevada
8 Properties ("BHHSNV").

9 2. I am in receipt of a Subpoena Duces Tecum issued by Black & Lobello, in the
10 matter of the Eighth Judicial District Court, Clark County, Nevada Case No. A-18-782494-C
11 entitled *Folino v Swanson et al.*, seeking records for the real estate transaction for 42
12 Meadowhawk Lane, Las Vegas, Nevada 89135 from January 2015 to present.

13 3. I have examined the originals of the attached records and have made a true and
14 exact copy of them. The reproduction of these records, attached hereto, is true and complete.

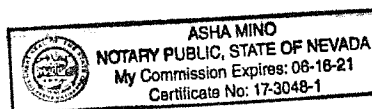
15 4. As the duly authorized Custodian of Records for BHHSNV, I attest that the
16 records supplied pursuant to this Affidavit are and were maintained and duly relied upon in the
17 normal course and scope of the Company's business.

18 DATED this 11th day of December, 2019.

19 
20 Sarah O'Renick, Director of Brokerage

21 SUBSCRIBED and SWORN to before me
22 on this 11th day of December, 2019.

23 
24 Notary Public



SUBP

Rusty Graf, Esq.

Nevada Bar No. 6322

BLACK & LOBELLO

10777 West Twain Avenue, 3rd Floor

Las Vegas, Nevada 89135

Telephone: (702) 869-8801

Facsimile: (702) 869-2669

E-mail: rgraf@blacklobello.law

Attorney for Plaintiffs

**DISTRICT COURT
CLARK COUNTY, NEVADA**

JOSEPH FOLINO, an individual and
NICOLE FOLINO, an individual,

Plaintiff,

v.

TODD SWANSON, an individual; TODD
SWANSON, Trustee of the SHIRAZ TRUST;
SHIRAZ TRUST, a Trust of unknown origin;
LYONS DEVELOPMENT, LLC, a Nevada
limited liability company; DOES I through X;
and ROES I through X,

Defendants.

CASE NO.: A-18-782494-C

DEPT. NO.: XXIV

SUBPOENA DUCES TECUM

The State of Nevada Sends Greetings to:

CUSTODIAN OF RECORDS

Americana LLC

DBA Berkshire Hathaway Home Services Nevada Properties

6765 South Eastern Ave

Suite 2

Las Vegas, NV 89119

YOU ARE HEREBY COMMANDED, that all and Singular, business and excuses set
aside, to deliver to BLACK & LOBELLO, 10777 West Twain Avenue, Suite 300, Las Vegas,
Nevada, 89135, on or before the 27th day of December, 2019, by 11:00 a.m., the following
documents:

1 1. Any and all documentation related to or referencing the sale or purchase of
2 42 Meadowhawk Lane, Las Vegas, NV 89135, from January 1, 2015 to present.

3 2. Any and all other documentation or communications related to or
4 referencing 42 Meadowhawk Lane, Las Vegas, NV 89135, from January 1, 2015 to present.

5 3. Any and all other documentation or communications related to or
6 referencing seller disclosures made for 42 Meadowhawk Lane, Las Vegas, NV 89135, from
7 January 1, 2015 to present.

8 4. Any and all communication with and/or documents referencing or related to
9 Joseph Folino and/or Nicole Folino from January 1, 2017 to present.

10 5. Any and all communication with and/or documents referencing or related to
11 Todd Swanson from January 1, 2015 to present.

12 6. Any documents or communications related to or referencing knowledge of
13 any repairs made to 42 Meadowhawk Lane, Las Vegas, NV 89135, from January 1, 2015 to
14 present.

15 If you fail to produce said documents on or before the date specified, you will be deemed guilty
16 of contempt of Court, and liable to pay all losses and damages sustained thereby to the parties
17 aggrieved.

18 **HOWEVER, IF THE DOCUMENTS ARE PROVIDED PRIOR TO THE DATE**
19 **SET HEREIN, AND PROVIDED TOGETHER WITH A NOTARIZED CERTIFICATE**
20 **OF AUTHENTICITY FROM THE CUSTODIAN OF RECORDS, NO ONE NEED**
21 **APPEAR.**

22 ///

23 ///

24 ///

1 If the documents are provided prior to the date set above, please send them to:

2 Rusty Graf, Esq.
3 **BLACK & LOBELLO**
4 10777 West Twain Avenue, Suite 300
5 Las Vegas, Nevada 89135

6 Submitted by:

7 **BLACK & LOBELLO**

8 

9 Rusty Graf, Esq.
10 Nevada Bar No. 6322
11 **BLACK & LOBELLO**
12 10777 West Twain Avenue, 3rd Floor
13 Las Vegas, Nevada 89135
14 Telephone: (702) 869-8801
15 Facsimile: (702) 869-2669
16 E-mail: rgraf@blacklobello.law
17 *Attorney for Plaintiffs*

BERKSHIRE
HATHAWAY
HomeServices
Nevada Properties

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT



To: LYONS DEVELOPMENT, LLC

From: **Berkshire Hathaway HomeServices Nevada Properties ("BHHSNV")**

Property: 42 Meadowhawk Lane, Las Vegas, NV 89135

Date: _____

This is to give you notice that **BHHSNV** and a limited amount of its Licensees/Employees has a business relationship with **Equity Title of Nevada**, described as a 40% ownership interest in Equity Title of Nevada. Because of this relationship, this referral may provide BHHSNV a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use Equity Title of Nevada as a condition for Settlement Services of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Provider and Settlement Service: Equity Title of Nevada/basic title and escrow settlement services. Fees for Clark and Nye County Nevada:

<u>Sales Price:</u>	<u>Owners Title Policy</u> (Typically paid by Seller)	<u>Lenders Title Policy</u> (Typically paid by Buyer)	<u>Escrow Fee</u> (Typically split 50 /50)
---------------------	--	--	---

\$1,000 - \$99,000	\$487 - \$692	\$250 - \$312	\$404
\$100,000 - \$150,000	\$697 - \$855	\$314 - \$385	\$408 - \$504
\$151,000 - \$200,000	\$858 - \$1,012	\$386 - \$456	\$506 - \$600
\$201,000 - \$250,000	\$1,015 - \$1,157	\$457 - \$521	\$602 - \$728
\$251,000 - \$300,000	\$1,160 - \$1,302	\$522 - \$586	\$730 - \$828
\$301,000 - \$400,000	\$1,305 - \$1,512	\$587 - \$681	\$829 - \$913
\$401,000 - \$500,000	\$1,515 - \$1,722	\$682 - \$775	\$913 - \$978
\$501,000 - \$750,000	\$1,725 - \$2,247	\$776 - \$1,012	\$978 - \$1,236
\$751,000 - \$1,000,000	\$2,250 - \$2,772	\$1,013 - \$1,248	\$1,237 - \$1,434

Notice: The actual fees applied may vary depending upon the coverage requested, property type, underwriter, recent title insurance and other factors. All services, closing costs and title insurance premiums will be paid by Buyer or the Seller per the terms of the Purchase Agreement.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that BHHSNV is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Signature Todd Swanson, Co-Trustee 09/18/2017
 Authentisign
 Todd Swanson, Co-Trustee

Signature _____

BERKSHIRE
HATHAWAY
HomeServices
Nevada Properties

Marketing Service Arrangement Disclosure

To: **LYONS DEVELOPMENT, LLC**

From: **Berkshire Hathaway HomeServices Nevada Properties ("BHHSNV")**

Property: **42 Meadowhawk Lane, Las Vegas, NV 89135**

Date: _____

This is to give you notice that **BERKSHIRE HATHAWAY HomeServices Nevada Properties (BHHSNV)** has a business relationship with the mortgage service provider Freedom Mortgage and the home warranty company Home Security of America, Inc. **BHHSNV** does not have a direct or indirect ownership in Freedom Mortgage or Home Security of America **however, BHHSNV** receives earnings via a marketing service agreement ("MSA").

Home Warranty. You are not required to use Home Security of America as a condition for purchase or sale of the subject property. There are several companies that provide similar home warranty services of HSA in this area of Nevada. **BHHSNV** does not endorse or recommend the products or services provided by any particular home warranty company. **BHHSNV** receives earnings via a marketing service agreement with HSA. You may be able to get these services at a lower rate by shopping with other home warranty providers. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS (Home Warranty) AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

Mortgage. You are not required to use Freedom Mortgage as a condition for purchase or sale of the subject property. You are free to select a mortgage lender of your choice. **BHHSNV** does not endorse or recommend the products or services provided by any particular mortgage lender. **BHHSNV** receives earnings via a marketing service agreement with Freedom Mortgage. You may be able to get mortgage services at a lower rate by shopping with other home mortgage service providers. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS (Mortgage Services) AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that BHHSNV is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Signature  09/18/2017
Todd Swanson, Co-Trustee

Signature _____

Nevada Properties

CLOSING REPORT FORM

42 meadowhawk

Property Address

1935003

MLS#

11/17/17

Close Date (Settlement Date)

(IF AGENT/TEAM REPRESENTED BOTH SIDES OF THE TRANSACTION, PLEASE COMPLETE BOTH SIDES)

☐ Request for Variance (See Attached Form)

☐ Free Transaction (See Attached Form)

BROKER ADMINISTRATIVE COMMISSION..... LISTING \$350.00 - ENCLOSED:

☐ YES ☒ CHARGE AGENT ☐ EXEMPT/REO ☐ WAIVED (Request for Variance Attached)

BROKER ADMINISTRATIVE COMMISSION..... SALE \$350.00 - ENCLOSED:

☐ YES ☐ CHARGE AGENT ☐ EXEMPT / VA ☐ WAIVED (Request for Variance Attached)

Transaction Coordinator \$ _____ Sales Executive Approval: _____

AGENT NAME (BHHS Listing) Ivan Sher, LTD GCI \$ 90,000.00

GCI \$ _____

AGENT NAME (BHHS Sale) _____ GCI \$ _____

GCI \$ _____

☒ COMMISSION DISBURSEMENT (See Attached Form)



Sunshine Kids Charitable Contribution

☐ \$25 ☐ \$50 ☐ \$100

☐ Other _____

(THE REFERRAL SECTION OF THIS FORM MUST BE COMPLETED IN ITS ENTIRETY. THIS INCLUDES ALL AGENT TO AGENT REFERRALS WITHIN EACH BRANCH OFFICE.)

*** REFERRALS ***

REFERRAL FEE TO BE PAID ON: (Listing) ☐ Yes ☐ NO (Sale) ☐ YES ☐ NO

REFERRAL DOLLAR AMOUNT \$ _____

BHHS NV AGENT RECEIVING REFERRAL _____

☐ BHHS NV Relocation Division \$ _____ Relocation Division Approval: _____
(Please Check One): RELO (Code 15) ☐ Yahoo/Internet (Code 19) ☐

OTHER BROKER REFERRAL FEE PAYABLE TO:

Attach a Completed W-9 Form for Referring Agent's Brokerage.

Brokerage _____ Referring Agent _____
Address: _____ City: _____ State: _____ Zip: _____

Special Instructions: _____

Commission Advance – Third Party: _____ Amount Owed: \$ _____

Date: _____ Sale/Closing #: _____ Brokerage Approval _____



**BERKSHIRE
HATHAWAY**
HomeServices
Nevada Properties

**LICENSED ASSISTANT/
TEAM ASSOCIATE
COMMISSION DISBURSEMENT**

Instructions for Successful Payment:

1. Submit in PlanetRE with the Closing Report Form (Same Cover Sheet).
2. Complete Entirely - TA's Name and the amount to be paid ONLY.
 - a. Do not make deductions on this sheet. Brokerage needs only the final amount to be paid to your Licensed Assistant/Team Associate.
3. The Commission Disbursement is required to be signed by both the Team Leader and ALL Licensed Assistant's/Team Associates that are being paid.

DATE: 11-20-17 Property Address: 42 Meadowhawk Lane

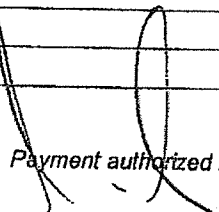
Please issue payment for Licensed Assistant/Team Associate.

Submit completed form with closing Report Form to the Brokerage Department.

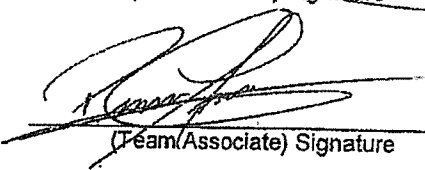
Fill Out Completely: **Please Print**

Licensed Assistant / Team Associate Name	<u>Amount Paid to Licensed Assistant/ Team Associate</u>
Pamela Fox	4,500.00
Kelly Contenta	25,866.00

Payment authorized by:


(Team Leader) Signature

Ivan Sher
Print Name


(Team Associate) Signature

Pamela Fox
Print Name


(Team Associate) Signature

Kelly Contenta
Print Name



ADDENDUM NO. 1 TO PURCHASE AGREEMENT



In reference to the Purchase Agreement executed by Joseph and Nicole Folino
as Buyer(s) and Lyons Development LLC as Seller(s), dated 10/19/17
covering the real property at 42 Meadowhawk Dr. Las Vegas NV 89135

, the ☒ Buyer ☐ Seller hereby proposes that the Purchase

Agreement be amended as follows:

This is an inventory addendum for the above referenced property:

See attached pictures in additional document provided.

Electronics:

Living Room (3 TVs), Master, Office, Kitchen, Workout room, shower, behind master bath toilet areas (2), Master bath vanity area and any other existing televisions. (see attached photos).

Control 4 Remotes: Kitchen, Game Room, Master, Gym, Office, Living Room, First Floor Bedroom
Pool remote in Kitchen.

Game Room : Projector, Screen and Television on adjacent wall

All existing electronic components (see photo attached) in first floor room

All existing wall control 4 panels (see photos attached)

All existing Central vac and components to operate central vac.

All existing appliances: Kitchen: Subzero Fridge, freezer drawer, Miele coffee maker, 3 dishwashers (2 drawers one standard), stove, dual ovens, rice steamer, trash compactor microwave.

Outdoor kitchen: Grill, fridge storage drawers etc.

Downstairs Game Room kitchen: Ice maker, fridge, microwave

☒ **ADDITIONAL PAGE(S) ATTACHED.** This Addendum is not complete without the additional terms on the attached _____ page(s).

When executed by both parties, this Addendum is made an integral part of the aforementioned Purchase Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

Joseph Folino

dotloop verified
10/31/17 12:07PM
EDT
U2XS-9FOT-IBSO-RJDT

☒ Buyer ☐ Seller

10/30/2017

Date

Nicole Folino

dotloop verified
10/31/17 12:40AM EDT
Z4MO-4BOJ-2HEB-S8FS

☒ Buyer ☐ Seller

Time

Acceptance:

Shiraz Trust

☐ Buyer ☒ Seller Co-trustee, the Shiraz Trust
Manager, Lyons Development, LLC

11/2/2017

Date

☐ Buyer ☐ Seller

8:00pm

Time

Prepared by: Ashley Oakes-Lazosky

702-281-1198

Agent's Printed Name

Phone

Addendum to Purchase Agreement 9/12

© 2012 Greater Las Vegas Association of REALTORS®

This form presented by Ashley Oakes-Lazosky | Vegas Homes & Fine Estates | 702-281-1198 | Ashley@VHFELV.COM

InstantFORMS™

JA000834



ADDENDUM NO. 2 TO PURCHASE AGREEMENT



In reference to the Purchase Agreement executed by Joseph and Nicole Folino
as Buyer(s) and Lyons Development LLC as Seller(s), dated 10/19/17
covering the real property at 42 Meadowhawk Dr. Las Vegas NV 89135
, the ☒ Buyer ☐ Seller hereby proposes that the Purchase

Agreement be amended as follows:

Buyers request to extend diligence period until end of business on
November 7, 2017, to investigate additional repair issues that were found
by inspectors.

☐ ADDITIONAL PAGE(S) ATTACHED. This Addendum is not complete without the
additional terms on the attached _____ page(s).

When executed by both parties, this Addendum is made an integral part of the aforementioned
Purchase Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT
FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL
COUNSEL BEFORE SIGNING.

Joseph Folino dotloop verified
11/02/17 10:12PM
EDT
JRPL-V2PT-CCJH-00JX

☒ Buyer ☐ Seller Joseph Folino

11/02/2017
Date

Nicole Folino dotloop verified
11/02/17 9:57PM EDT
FYPA-AYCF-V8I5-0XUT

☒ Buyer ☐ Seller Nicole Folino

6:45pm
Time

Acceptance:

[Signature]

☐ Buyer ☒ Seller Co-trustee, the Shiraz Trust
Manager, Lyons Development, LLC

11/3/2017
Date

☐ Buyer ☐ Seller

4:00pm
Time

Prepared by: Ashley Oakes-Lazosky
Agent's Printed Name

702-281-1198
Phone

Addendum to Purchase Agreement 9/12

© 2012 Greater Las Vegas Association of REALTORS®



**BERKSHIRE
HATHAWAY**
HomeServices
Nevada Properties

BROKER ADMINISTRATIVE COMMISSION

PROPERTY ADDRESS: 42 Meadowhawk Lane, Las Vegas, NV 89135

Escrow Company: _____
Escrow Information to be determined upon opening of Escrow

Escrow Co. Address: _____
Escrow Information to be determined upon opening of Escrow

Escrow Number: _____ Escrow Officer: _____
Escrow Information to be determined upon opening of Escrow

Client Name(s): LYONS DEVELOPMENT, LLC

Sales Executive Name: Ivan Sher Office: AMEG24

ITEM

**BROKER
Administration
Commission**

DESCRIPTION

BERKSHIRE HATHAWAY HomeServices, Nevada Properties

Administrative Commission: \$ 350.00

(Shown on estimated net proceeds to be paid through escrow)

This commission is not required by the State or Federal Government to ensure that prospective purchasers' and sellers' transactions comply with Federal or State laws and regulations.

*The Broker Administrative Commission is assessed by **BERKSHIRE HATHAWAY** HomeServices, Nevada Properties to its buyer and seller clients in exchange for real estate services provided and actually performed. The commission is the result of the client engaging Berkshire Hathaway Home Services for these services and is in excess of the listing, cooperative and/or buyer broker commissions typically paid by sellers and buyers.*

CLIENT SIGNATURE
Todd Swanson, Co-Trustee

DATE

CLIENT SIGNATURE

DATE



**BERKSHIRE
HATHAWAY**
HomeServices
Nevada Properties

What is the BERKSHIRE HATHAWAY HomeServices, Nevada Properties BROKER ADMINISTRATIVE COMMISSION?

The Berkshire Hathaway HomeServices, Nevada Properties Broker Administrative Commission or BAC is a commission that is *not* required by the state or federal government to ensure that prospective purchaser's and sellers' transactions comply with federal state laws and regulations. The BAC *is* commission for the real estate services provided by Berkshire Hathaway for a buyer or seller. It *is* for services actually performed and is the result of the buyer and seller engaging BHHS NV.. The BAC is assessed to each client in excess of the commission that the listing broker typically pays the buyer's broker and is in excess of the listing commission amount.

The BAC is separated from the listing commission and is earmarked as a commission for the buyer and or seller to pay separately from other charges for the broker's accounting purposes. Berkshire Hathaway is licensed under Chapter 645 of the Nevada Revised Statutes and Nevada Administrative Code as a real estate brokerage. Federal law states a real estate broker's fees may only be charged if the broker is engaged independently and the fees are reasonable and customary. See HUD Handbook

4155.1 For additional information. <http://www.hud.gov/offices/adm/hudclips/handbooks/hsg/4000.2/40002c5HSGH.doc>.

The real estate industry is typically based upon a broker and sales licensee relationship, commonly referred to as a broker/independent contractor relationship. In Nevada the broker 'earns' the entire commission and then shares it with the salesperson. The percentage of the commission that the licensee earns is a private contractual relationship between the broker and licensee. Berkshire Hathaway, as the broker, requires a certain amount of the commission to provide the services upon which Berkshire Hathaway prides itself. The services Berkshire Hathaway provides its clients in connection with its staff equates to a price which the broker must earn. The remainder of the commission is 'split' between the broker and salesperson. The listing commission typically at Berkshire Hathaway is between 6% and 7% plus BAC. Combined they are the commission you pay as the Seller. As a Buyer, the BAC is what is known as a buyer/broker commission. You as the buyer are paying a commission to your broker, this is in excess of the 'co-op' commission your buyer broker receives from the listing brokerage for 'selling' the property, typically between 2-4%, plus the BAC charged by Berkshire Hathaway. As the buyer you are responsible for the BAC, unless you agree to a separate arrangement within a buyer broker agreement.

There has been a lot of talk about the BAC. It is separated out for mere accounting purposes, but be clear, it is simply commission. It is a portion of the commission that the broker retains and does not share with the commission based sales staff to be able give some of the best office service possible in the real estate industry.



PURCHASER'S RECEIPT OF THE COMMON INTEREST COMMUNITY "RESALE PACKAGE"

5094 Spanish Hills

PROPERTY ADDRESS

Nevada law (NRS 116.4109 and 116.41095) require certain documents and a certificate (collectively, the "resale package") to be provided to prospective purchasers of property within a Common Interest Community (the "Association"). Buyer is entitled to a five-day cancellation period required by NRS 116.4109 as more fully described in the purchase agreement.

Record of Delivery: On 11/06/17 (date), I Austin Sherwood, as the
Seller or his authorized agent, delivered the resale package for Spanish Hills

Name of CIC

to: Zar Zanganeh as agent for Zar Zanganeh and/or Assignee

Name of Buyer's Agent

Buyer's Name

Delivered by: [Signature]

Signature

Delivery Accepted by: _____

Signature

Printed Name: _____

Purchaser's Receipt: On _____ (date), I/we the undersigned Buyer received the following documents in
☐ hard copy -OR- ☒ electronic format (which Buyer agrees to accept):

BUYER RECEIVED
(Please Initial)

YES

NO

- ◆ Declaration of Restrictions (CC&Rs)
- ◆ Association Bylaws
- ◆ Rules and Regulations of the Association
- ◆ Information Statement ("Did You Know?") per NRS 116.41095
- ◆ Statement of monthly assessments for common expenses and any unpaid assessments
(Included in the certificate prepared by the Association)
- ◆ Current operating budget
- ◆ Current financial statement of the Association, including a summary of the reserves study
- ◆ Statement of any unsatisfied judgments and the status of any pending legal action against the
Association or relating to the Common Interest Community of which the Seller has actual
knowledge (Included in the certificate prepared by the Association)
- ◆ Statement of any transfer fees, transaction fees or any other fees associated with the resale of
a unit (Included in the certificate prepared by the Association)
- ◆ Statement describing all current and expected fees or charges for each unit, including, without
limitation, late charges or penalties, interest rates on delinquent assessments, additional
collection costs, etc.

Buyer agrees that should the parties fail to close for any reason, Buyer shall return all the above-stated documents at the time of cancellation of escrow or reimburse Seller the cost of replacement of those documents.

BUYER _____

DATE _____

BUYER _____

DATE _____

Resale Package Receipt Rev. 09/10

© 2010 Greater Las Vegas Association of REALTORS®

This form presented by Ivan G Sher | BHHS Nevada Properties | 702-315-0223 | ivan@shapiroandsher.com

InstantFORMS

JA000838

2016 SUMMERLIN RESALE DISCLOSURE REQUEST

Date: 10/27/2017

☐ Summerlin West ☒ Summerlin South ☒ The Ridges ☐ Barcelona-Mariposa Neighborhood

PLEASE ALLOW 10 DAYS FOR PROCESSING

Dear Association:

I am in the process of selling my property at **42 Meadowhawk Lane, Las Vegas, NV 89135**. Because I am the seller of a property within a common-interest community I understand that Nevada Revised Statutes, Chapter 116.4109 requires me to make available certain documents to prospective purchasers. In order that I may comply with NRS 116.4109 I am requesting that the Association provide me with the documents listed below within 10 days (the time allowed by law) of receipt of this request form. I understand that I will be charged a fee of **\$50.00 (CHECK OR MONEY ORDER ONLY)**, per applicable association, payable upon pick-up of the documents. *(If the documents are to be mailed, the fee must be included with this request.)*

Todd Swanson, Co-Trustee
Owner Name (Please Print)

Authenticator
Todd Swanson, Co-Trustee
~~Owner Signature (Required)~~

702-249-9219
Phone

- ◆ NRS 116.41095, Subsections 1-7
- ◆ Governing Documents of the Association
- ◆ Statement of monthly assessments for common expenses and any unpaid balance currently due on the seller's property
- ◆ Current operating budget and reserve budget
- ◆ Reserve study summary
- ◆ Most recent audit
- ◆ Most recent financial statement
- ◆ Statement of Unsatisfied Judgments and Pending Legal Actions
- ◆ Statement of fees and charges

I will take delivery of the **RESALE PACKAGE** by (MUST SELECT ONE):
IF NO OPTION IS SELECTED YOU WILL BE PROVIDED WITH A USB FLASH DRIVE

☒ **USB FLASH DRIVE - \$50.00** ☐ **HARD COPY - \$50.00**

☐ Mail to the address below: additional \$5.00
first class mailing fee must be prepaid

☒ Pick-up at your office (you will be contacted when the package is ready):

Name

Address

City State Zip

Austin Sherwood - Shapiro & Sher Group
Contact Name
702-315-0223
Phone

PLEASE E-MAIL, FAX, OR MAIL TO:
Summerlin Community Association Management
1980 Festival Plaza Drive, #340, LAS VEGAS, NEVADA 89135
PHONE (702) 791-4600 FAX (702) 791-4660

WEST/SOUTH: summerlinassociationresale@howardhughes.com

OFFICE USE ONLY

Request Received On: _____ Package Completed On: _____ Contacted: _____

Package Received by: _____ Date: _____ Check #: _____
Signature

2016 SUMMERLIN RESALE DISCLOSURE REQUEST

Date: _____

☐ Summerlin West ☒ Summerlin South ☒ The Ridges ☐ Barcelona-Mariposa Neighborhood

PLEASE ALLOW 10 DAYS FOR PROCESSING

Dear Association:

I am in the process of selling my property at 42 Meadowhawk Lane, Las Vegas, NV 89135. Because I am the seller of a property within a common-interest community I understand that Nevada Revised Statutes, Chapter 116.4109 requires me to make available certain documents to prospective purchasers. In order that I may comply with NRS 116.4109 I am requesting that the Association provide me with the documents listed below within 10 days (the time allowed by law) of receipt of this request form. I understand that I will be charged a fee of **\$50.00 (CHECK OR MONEY ORDER ONLY)**, per applicable association, payable upon pick-up of the documents. *(If the documents are to be mailed, the fee must be included with this request.)*

Todd Swanson, Co-Trustee
Owner Name (Please Print)

Authentisign
Todd Swanson, Co-Trustee
9/18/2016 10:50:00 AM Owner Signature (Required)

702-249-9219
Phone

- ◆ NRS 116.41095, Subsections 1-7
- ◆ Governing Documents of the Association
- ◆ Statement of monthly assessments for common expenses and any unpaid balance currently due on the seller's property
- ◆ Current operating budget and reserve budget
- ◆ Reserve study summary
- ◆ Most recent audit
- ◆ Most recent financial statement
- ◆ Statement of Unsatisfied Judgments and Pending Legal Actions
- ◆ Statement of fees and charges

I will take delivery of the **RESALE PACKAGE** by (MUST SELECT ONE):

IF NO OPTION IS SELECTED YOU WILL BE PROVIDED WITH A USB FLASH DRIVE

☒ **USB FLASH DRIVE - \$50.00** ☐ **HARD COPY - \$50.00**

☐ Mail to the address below: additional \$5.00
first class mailing fee must be prepaid

☒ Pick-up at your office (you will be contacted when the package is ready):

Name

Address

City State Zip

Austin Sherwood - Shapiro & Sher Group
Contact Name
702-315-0223
Phone

PLEASE E-MAIL, FAX, OR MAIL TO:

Summerlin Community Association Management
1980 Festival Plaza Drive, #340, LAS VEGAS, NEVADA 89135
PHONE (702) 791-4600 FAX (702) 791-4660

WEST/SOUTH: summerlinassociationresale@howardhughes.com

OFFICE USE ONLY

Request Received On: _____ Package Completed On: _____ Contacted: _____

Package Received by: _____ Date: _____ Check #: _____
Signature

JA000840



COUNTER OFFER NO. 1

ATTENTION: Ashely Oakes-Lazosky COMPANY: Vegas Homes and Fine Estates LLC
(Agent) (Name)

The ☒ Offer ☐ Counter Offer made by: ☐ Seller ☒ Buyer Joseph Folino & Nicole Folino
(Name)

to ☒ Buy ☐ Sell the real property commonly known as: 42 Meadowhawk Lane Las Vegas
dated: October 19S, 2017 is not accepted in its present form, but the following Counter Offer
is hereby submitted:

1. Purchase price to be \$3,099,000.00.
2. Buyer Pre-approval to be revised to reflect lower down payment (as indicated in purchase agreement)
or buyer to put 30% down as indicated in Pre-approval letter.
3. Appraisal to be order within 2 business days of accepted offer.
4. Escrow to be opened with Taci Granlund of Equity Tile 702-432-1111, TaciG@equitynv.com
5. No personal property to be included in the sale.
6. Seller time to respond to original offer is hereby to be extended to midnight October 21st, 2017.

☐ ADDITIONAL PAGE(S) ATTACHED. This Counter Offer is not complete without the additional
additional terms on the attached page(s).

OTHER TERMS: All other terms to remain the same as original Residential Purchase Agreement plus terms
agreed to in Counter Offer(s) No. .

EXPIRATION: ☒ Buyer ☐ Seller must respond by: 10:00 ☒ AM ☐ PM on (month) October,
(day) 23rd, (year) 2017. Unless this Counter Offer is accepted by execution below
and delivered to the ☐ Buyer's ☒ Seller's Broker before the above date and time, this Counter Offer shall
lapse and be of no further force and effect.

Date: 10/21/2017

Authenticat

Todd Swanson, Co-Trustee

☐ Buyer ☒ Seller

Signature

Time: 6:30 PM

☐ Buyer ☐ Seller

Signature

The undersigned ☒ Buyer ☐ Seller hereby:

 accepts the Counter Offer;

☒ accepts the terms of this Counter Offer subject to the attached Counter Offer No. #2; or

 rejects the Counter Offer.

Date: 10/22/2017

Joseph Folino

dotloop verified
10/22/17 6:37PM EDT
R4NP-LMZL-KSGC-SFL1

☒ Buyer ☐ Seller

Signature

Time:

Nicole Folino

dotloop verified
10/22/17 6:55PM EDT
VJVE-TL6W-NMRF-FSNG

☐ Buyer ☐ Seller

Signature



COUNTER OFFER NO. 2

ATTENTION: Ivan Sher COMPANY: BHHS Nevada Home Services
(Agent) (Name)

The ☐ Offer ☒ Counter Offer made by: ☒ Seller ☐ Buyer Lyons Development LLC
(Name)

to ☐ Buy ☒ Sell the real property commonly known as: 42 Meadow hawk Lane Las Vegas, NV 89135
dated: October 19, 2017 is not accepted in its present form, but the following Counter Offer
is hereby submitted:

Purchase price to be \$3,000,000.00

**All existing electronics to convey with the sale (as indicated in the
original RPA).**

☐ **ADDITIONAL PAGE(S) ATTACHED. This Counter Offer is not complete without the additional
additional terms on the attached page(s).**

OTHER TERMS: All other terms to remain the same as original Residential Purchase Agreement plus terms
agreed to in Counter Offer(s) No. 1.

EXPIRATION: ☐ Buyer ☒ Seller must respond by: 8 ☐ AM ☒ PM on (month) October,
(day) 23, (year) 2017. Unless this Counter Offer is accepted by execution below
and delivered to the ☐ Buyer's ☐ Seller's Broker before the above date and time, this Counter Offer shall
lapse and be of no further force and effect.

Date: 10/22/2017

Joseph Folino
dotloop verified
10/22/17 12:05PM EDT
BSOP-2VJN-MPHI-R3MO

☒ Buyer ☐ Seller

Signature

Time:

Nicole Folino
dotloop verified
10/22/17 12:02PM EDT
MIVE-FIUV-GBHS-DNHH

☒ Buyer ☐ Seller

Signature

The undersigned ☐ Buyer ☒ Seller hereby:

X accepts the Counter Offer;

 accepts the terms of this Counter Offer subject to the attached Counter Offer No. ; or

 rejects the Counter Offer.

Date: 10/22/17

Authenticate
Todd Swanson, Co-Trustee

☐ Buyer ☒ Seller

Signature

Time: 11:30 am

☐ Buyer ☐ Seller

Signature

**SUPPLEMENTAL LIST OF LICENSEES PARTY TO THE
DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE**

This form does not constitute a contract for services nor an agreement to pay compensation.

Licensee: Ivan G. Sher, is acting for Lyons Development LLC

Broker: Forrest Barbee

Additional licensees on this transaction, listed below, are subject to NRS 645.252, NRS 645.254, and the Duties Owed By A Nevada Real Estate Licensee:

NAME	LICENSE NUMBER
<u>Patricia A. Leibovici</u>	<u>S.0058636</u>
<u>Kristine M. Valle</u>	<u>S.0058292</u>
<u>Lindsay Presswood</u>	<u>BS.0145025</u>
<u>Taylor David Atwell</u>	<u>S.0175953</u>
<u>Austin Sherwood</u>	<u>S.0178551</u>
<u>Michael Pappas</u>	<u>S.0182167</u>
<u>Tanya Weltzien</u>	<u>S.0181503</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

I/We acknowledge receipt of a copy of this Supplemental List of Licensees.

Seller/Landlord: Todd Swanson, Co-Trustee Date: 09/18/2017 Time: 4:56 PM
Authentisign
Todd Swanson, Co-Trustee

Seller/Landlord: Date: Time:

OR

Buyer/Tenant: Date: Time:

Buyer/Tenant: Date: Time:

Email Sent

From:

To: brokeragereview@bhhsnv.com

CC:

BCC:

Subject: 42 Meadowhawk Ln Las Vegas, NV 89135

Attachment(s):

01---- Final Close Review--- Ivan Sher ---- Close No Holds

JA000844

Email Sent

From: noreply@skyslope.com
To: brokeragereview@bhhsnv.com
CC: MeadowhawkLn42@skyslope.com
BCC:
Subject: 42 Meadowhawk Ln Las Vegas, NV 89135
Attachment(s):

01---- Final Close Review--- Ivan Sher ---- Close No Holds

*Linda L Hayes
Brokerage Transaction Manager
BERKSHIRE HATHAWAY HomeServices
Arizona Properties
California Properties
Nevada Properties
7475 W Sahara, suite #100
Las Vegas, Nevada 89117
702-362-1111
Lindah@bhhsnv.com*

GLVAR

Instruction to Exclude Listing from the MLS

GLVAR requires that Brokers participating in the MLS service submit their listings **(including rental listings)** to the MLS for cooperation and compensation within two (2) business days of obtaining all necessary signatures of the seller(s) **and/or Owner(s)**. If the SELLER(S) **OWNERS(S)** refuses to permit the listing to be disseminated by the MLS, the listing broker shall submit within two (2) business days of obtaining all necessary signatures, this certification signed by the seller and notarized.

Certification

I understand that GLVAR's MLS provides a valuable service by disseminating listing information to over 11,000 MLS participants.

JS
Seller(s) Initials

I understand that by possibly reducing the number or prospective buyers, the reduction in exposure of the listing may lower the number of offers made on the property and may adversely impact the overall terms and price.

JS
Seller(s) Initials

I understand that real estate agents and brokers from other real estate offices, and their buyer clients, who have access to the MLS may not be aware seller's property is for sale.

JS
Seller(s) Initials

I understand that my property will not be included in the MLS download to various real estate internet sites that are widely used by the public looking to purchase homes in the Southern Nevada region.

JS
Seller(s) Initials

My agent has not induced me to withhold my property from the MLS.

JS
Seller(s) Initials

I hereby certify that I do not want my listed property to be submitted to GLVAR's multiple listing service for the following period and for the following reason(s).

From: 09/19/17 To: 10/03/17

Reason(s): to allow time for photos

Address: 42 Meadowhawk Lane City: Las Vegas Zip 89135-5201

Contract listing date: 9/19/2017 Contract expiration date: 3/19/2019

Company Name: BHHS Nevada Properties

Agent Name: Ivan G. Sher Signature: Ivan G. Sher 09/18/2017 Date

Broker Name: Forrest Barbee Signature: Forrest Barbee 09/18/2017 Date

Seller(s) **Owner(s)** Notarized Signature: Todd Swanson, Co-Trustee 09/18/2017 Date

Seller(s) **Owner(s)** Notarized Signature: Lyons Development LLC Date

SUBSCRIBED AND SWORN TO me
this ____ day of _____, ____.

Notary Public

Copyright by:
GREATER LAS VEGAS ASSOCIATION OF REALTORS®
Authorization to Exclude Listing from the MLS

06/13

Equity Title of Nevada

2475 Village View Dr., Suite 250 Henderson, NV 89074

Phone: (702) 432-1111

File No./Escrow No.: 17840471-084-TGR

Print Date & Time: 11/20/2017 - 10:39:03AM

Officer/Escrow Officer: Taci Granlund

Settlement Location: 2475 Village View Dr., Suite 250, Henderson, NV 89074

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135, 164-14-414-014

Borrower: Joseph R Folino

Nicole Folino

Seller: Lyons Development, LLC

Lender: Wells Fargo Bank, NA

Settlement Date: 11/17/2017

Disbursement Date: 11/17/2017

THIS IS CERTIFIED TO
BE A TRUE AND CORRECT
COPY OF THE ORIGINAL.
EQUITY TITLE LLCBY 

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	3,000,000.00	Sale Price of Property	3,000,000.00	
		Deposit		150,000.00
		Loan Amount		1,950,000.00
		Lender Credits	(143.00)	
		Prorations/Adjustments		
	2,252.79	County Taxes 11/17/17 to 01/01/18	2,252.79	
	160.49	Sewer 11/17/17 to 07/01/18	160.49	
	19.79	HOA Dues for Summerlin South 11/17/17 to 12/01/17	19.79	
	108.16	HOA Dues 11/17/17 to 12/01/17	108.16	
2,264.75		Title Insurance Premium Adjustment		2,264.75
		Loan Charges to Wells Fargo Bank, NA		
		Prepaid Interest (\$193.66 per day from 11/17/17 to 12/1/17)	2,711.24	
		Other Loan Charges		
		Lender Appraisal Review		
		\$110.00 Paid By Wells Fargo Bank, NA		
		Processing Fee		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		\$1,095.00 Paid By Wells Fargo Bank, NA		
		Tax Service		
		\$78.00 Paid By Wells Fargo Bank, NA		
		Appraisal Fee	191.50	
		\$663.50 POC - Borrower		
		Credit Report Fee	18.00	
		\$31.50 POC - Borrower		
125.00		Signing Fee to Merritt Services Inc.		
		Signing Fee to Signature Services L.V.	150.00	
		Impounds		
		Homeowner's Insurance \$121.83 per month for 1 mo. to Wells Fargo Bank, NA	121.83	
		Property Taxes \$1,522.87 per month for 1 mo. to Wells Fargo Bank, NA	1,522.87	
		Aggregate Adjustment	(365.94)	
		Title Charges & Escrow/Settlement Charges		
		ALTA 2006 Extended Coverage Loan Policy to Equity Title of Nevada	4,529.50	
		100.29-06 Mineral Rights-Existing Encroachment to Equity Title of Nevada	0.00	
		9.1-06 CC&R's - Unimproved Land - Owner's to Equity Title of Nevada	25.00	
		8.1-06 Enviromental Protection Lien to Equity Title of Nevada	25.00	
4,207.25		ALTA 2013 Homeowner's Policy or Title Insurance (Rev 12-2-13) to Equity Title of Nevada		
		Alta HomeOwners to Equity Title of Nevada	647.20	
		CPL to Equity Title of Nevada		
		\$25.00 Paid By Wells Fargo Bank, NA		
1,247.50		Escrow Fee to Equity Title of Nevada	368.00	
		\$879.50 Paid By Wells Fargo Bank, NA		
		Inspection Fee to Equity Title of Nevada	50.00	
		Loan Tie in Fee to Equity Title of Nevada		
		\$250.00 Paid By Wells Fargo Bank, NA		
100.00		Recon Fee to Equity Title of Nevada		
		Commission		
90,000.00		Real Estate Commission to Vegas Homes & Fine Estates		
90,000.00		Real Estate Commission to BHHS Nevada Properties		
		Government Recording and Transfer Charges		
		E Recording Fee to Equity Title of Nevada	10.00	
		Recording Fee For Deed of Trust to Equity Title of Nevada	40.00	
		Recording Fee For Deed to Equity Title of Nevada	40.00	
15,300.00		County Transfer Tax to Equity Title of Nevada		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Payoffs		
1,314,512.90		Lender: Northern Trust Company Need Demand Principal Balance (\$1,314,390.00) Interest From 11/20/2017 To 11/21/2017 \$122.90 (\$122.90/day)		
		Miscellaneous		
		3rd Qtr Property Taxes (mo.) to Clark County Treasurer	4,568.16	
125.00		Demand fee for the Ridges to Howard Hughes Properties		
		HOA Advance Assessments -The Ridges December to The Ridges - Falcon Ridge	235.00	
		HOA Advance Summerlin South t (Dec) to Summerlin South Community Association	43.00	
125.00		HOA Demand Summerlin South to Howard Hughes Properties		
43.00		HOA Dues (Nov) to Summerlin South Community Association		
235.00		HOA Dues -The Ridges (Nov) to The Ridges - Falcon Ridge		
200.00		HOA Transfer Fee for Summerlin South to Howard Hughes Properties		
353.14		Home Warranty to American Home Shield		
100.00		Reimburse for HOA to Shapiro and Sher		
200.00		Transfer Fee The Ridges to Howard Hughes Properties		
		Closing Funds		915,063.84
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
1,519,138.54	3,002,541.23	Subtotals	3,017,328.59	3,017,328.59
		Balance Due From Buyer		0.00
1,483,402.69		Proceeds Due Seller		
3,002,541.23	3,002,541.23	Totals	3,017,328.59	3,017,328.59

SUPPLEMENTAL LIST OF LICENSEES PARTY TO THE DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

Licensee: Ivan G. Sher, is acting for Lyons Development LLC

Broker: Forrest Barbee

Additional licensees on this transaction, listed below, are subject to NRS 645.252, NRS 645.254, and the Duties Owed By A Nevada Real Estate Licensee:

NAME	LICENSE NUMBER
<u>Patricia A. Leibovici</u>	<u>S.0058636</u>
<u>Kristine M. Valle</u>	<u>S.0058292</u>
<u>Lindsay Presswood</u>	<u>BS.0145025</u>
<u>Taylor David Atwell</u>	<u>S.0175953</u>
<u>Austin Sherwood</u>	<u>S.0178551</u>
<u>Michael Pappas</u>	<u>S.0182167</u>
<u>Tanya Weltzien</u>	<u>S.0181503</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

I/We acknowledge receipt of a copy of this Supplemental List of Licensees.

Seller/Landlord: Todd Swanson, Co-Trustee Date: 09/18/2017 Time: 4:56 PM
Authentisign
Todd Swanson, Co-Trustee

Seller/Landlord: Date: Time:

OR

Buyer/Tenant: Date: Time:

Buyer/Tenant: Date: Time:



EXCLUSIVE AUTHORIZATION AND RIGHT TO SELL, EXCHANGE OR LEASE BROKERAGE LISTING AGREEMENT (ER)

This is intended to be a legally binding contract. No Representation is made as to the legal or tax consequences of this contract. If you desire legal or tax advice, consult your attorney or tax advisor.

1. EXCLUSIVE RIGHT TO SELL:

I/We, Lyons Development LLC ("Seller") hereby employs and grants
BHHS Nevada Properties (Company Name, herein after "Broker") the exclusive and
irrevocable right, commencing on 9/19/2017, and expires at 11:59 p.m. Pacific Time on 3/19/2019,
to sell, lease or exchange the Real Property located in the City of Las Vegas,
County of Clark, Nevada, APN#: 164-14-414-014 commonly known as:
42 Meadowhawk Lane NV 89135-5201 ("the Property").

2. TERMS OF SALE: The listing price shall be \$ 3,199,000.00, with a suggested amount of an
Earnest Money Deposit (EMD) of 150,000. Terms available:

Cash ☒ CONV ☒ FHA ☐ Lease ☐ VA ☐ Lease Option ☐
Owner Will Carry ☐ Other ☐

(Note: If the Property is offered for lease, then the term "Seller" used in this Agreement includes "Landlord" as applicable.)

Seller ☒ does -OR- ☐ does not authorize Broker to disclose the existence of multiple offers to purchase the
property to potential buyers. Seller(s) Initials JS

3. PROPERTY OFFERED FOR SALE: The listing price noted above includes the Property and all
improvements and fixtures permanently affixed and installed.

a. The following items of Personal Property are **included** in the above price and shall be conveyed
unencumbered in escrow by a valid bill of sale: _____

b. The following items of Personal Property are **excluded** from the above price and not included in the
sale: _____

Seller intends that the above items be excluded or includes in offering the Property for sale. Seller understands
that the purchase agreement takes precedent over any intention identified above and will ultimately determine
what items are included and excluded in the sale and that the Broker is not responsible for and does not guarantee
that the above items will be in the purchase agreement.

c. Leased or Liened Items: The following items are leased or subject to a lien in securing payment:
☐ Solar power system ☐ Alarm system ☐ Propane tank ☐ Water softener

☒ Other: None

Seller will provide to Buyer, as a part of the purchase agreement, copies of lease documents, or other documents
obligating Seller to pay for such leased or liened items.

4. TITLE INSURANCE: Seller agrees to provide Buyer with an owner's policy of title insurance in the amount
of the selling price.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS /

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 1 of 8

5. COMPENSATION TO BROKER: Compensation is solely a matter of negotiation between Broker and Seller and is not fixed, suggested, controlled or recommended by GLVAR, MLS or any other person not a party to this Agreement. Seller agrees to pay Broker as compensation for services:

IF A SALE: 6 % of the gross selling price of the Property ☐ AND / ☐ OR \$ N/A (flat fee amount). Seller acknowledges that Broker will offer 3 % or \$ N/A to the cooperating broker who is the procuring cause of the sale. Seller acknowledges that offers of cooperative compensation are between brokers and are not negotiable between the Seller and Buyer.

IF A LEASE: N/A % of the total rental agreed to be paid by lessee ☐ AND / ☐ OR \$ N/A (flat fee amount). If leased, Broker agrees to pay N/A % or \$ N/A to the cooperating broker who is the procuring cause of the lease. Seller acknowledges that offers of cooperative compensation are between brokers and are not negotiable between the Seller and Tenant.

Compensation shall be due:

a. if the Property is sold or leased by Broker, or through any other person including Seller, on the above terms or any other price and terms acceptable to Seller during the above time period or any extension of said time period;

b. if the Property is transferred, conveyed, leased, rented, or made unmarketable by a voluntary act of Seller without the consent of Broker, during the time period or any extension of said time period;

c. if within 90 calendar days of the final termination, including extensions, of this Agreement, the Property is sold, conveyed, or otherwise transferred to anyone with whom the Broker has had negotiations or to whom the Property was shown prior to the final termination. This section (c) shall not apply if Seller enters into a valid Brokerage Listing Agreement with another licensed real estate Broker after the final termination of this Exclusive Brokerage Listing Agreement.

d. In the event of an exchange, permission is hereby given to the Broker to represent such parties as Broker may deem appropriate and collect compensation from them provided that there is full disclosure to all parties. If completion of sale is prevented by default of Seller, or the refusal of Seller to accept an offer in accordance with the price and terms of this Agreement, then upon event, Broker is authorized to take any action reasonably necessary to collect said commission. If completion of sale is prevented by a party to the transaction other than Seller, Broker may collect its commission only if and when Seller collects damages by suit or otherwise, and then in an amount not less than one-half of the damages recovered, but not to exceed the above compensation after first deducting title expenses, escrow expenses and the expenses of collections if any.

e. Broker is authorized to cooperate and divide with other brokers the above compensation in any manner acceptable to Broker. Seller hereby irrevocably assigns to Broker the funds and proceeds of Seller in escrow equal to the above compensation. In the event any sum of money due under this Agreement remains unpaid for a period of thirty (30) days, such sum shall bear interest at the rate of (12) percent per annum from the due date until paid.

6. DEPOSIT: Broker is authorized to accept on Seller's behalf a deposit to be applied toward purchase price or lease. Said deposit shall be held by: (SELECT ONE) ☒ Escrow -OR- ☐ Broker -OR- ☐ Other _____.

7. AGENCY RELATIONSHIP:

a. Broker warrants that he holds a current, valid Nevada real estate license. Broker shall act as the agent of the Seller and may also assign or designate a licensee of the Broker who shall act as the representative of the Seller in any resulting transaction.

b. Depending upon the circumstances, it may be necessary or appropriate for the designated licensee to act as agent for both Seller and Buyer, exchange parties, or one or more additional parties. If applicable, Broker

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 2 of 8

and the designated licensee shall disclose to Seller any election to act as an agent representing more than one party and obtain the written Consent To Act Form signed by all parties to the transaction.

c. Broker may also have licensees in its company who are agents of the Buyer who may show and negotiate an offer to purchase Seller's Property. In this event, the licensees who represent the Buyer will only represent the Buyer in the transaction with all duties owed to the Buyer and not the Seller. This, therefore, does not require a Consent To Act Form.

8. REQUIRED DISCLOSURES:

a. Unless exempt under NRS chapter 113, Seller shall truthfully complete and sign a Seller's Real Property Disclosure Statement concerning the condition of the Property. Seller shall update the Seller's Real Property Disclosure as necessary.

b. If the Property is or has been the subject of a construction defect claim, whether litigated or not, Seller shall provide the disclosure required by NRS 40.688.

c. If the Property was built prior to 1978, Seller shall complete the Disclosure of Information on Lead-Based Paint Hazards in accordance with Federal Regulations.

d. Seller acknowledges receipt of the Residential Disclosure Guide: Seller(s) Initials JS

9. INDEMNIFICATION: Seller agrees to save, defend, and hold Broker, GLVAR, and the MLS harmless from all claims, disputes, litigation, and/or judgments arising from (i) any misrepresentation, breach of warranty or breach of a promise by Seller in this Listing Agreement (ii) any incorrect information supplied by Seller, (iii) any facts concerning the Property not disclosed by Seller, including any facts known to Seller relating to adverse conditions or latent defects, (iv) the use of a keybox, or (v) any injury or damage to persons or property in connection with the marketing or showing of the Property. This indemnification shall survive Broker's performance and any transfer of title.

10. FAIR HOUSING: Broker shall offer the Property for sale or lease without regard to race, color, religion, sex, national origin, age, gender identity or expression, familial status, sexual orientation, ancestry, or handicap and any other current requirements of federal or state fair housing laws.

11. COMMON INTEREST COMMUNITY: The Property x is -OR- _____ is not located within a Common Interest Community (CIC). If yes, please complete the following:

Name of CIC(s): Summerlin South - Master HOA
 Telephone: 702-791-4600 Dues: 43.00 payable x monthly -OR- _____ quarterly
 Seller x is -OR- _____ is not current on all dues and assessments.
 Name of CIC(s): The Ridges Master
 Telephone: _____ Dues: 235.00 payable x monthly -OR- _____ quarterly
 Seller x is -OR- _____ is not current on all dues and assessments.
 Name of CIC(s): The Ridges Sub Association - Falcon Ridge (12 Month Credit for 2017)
 Telephone: _____ Dues: 145.00 payable x monthly -OR- _____ quarterly
 Seller x is -OR- _____ is not current on all dues and assessments.

If the Property is located within a CIC, Seller acknowledges and agrees to obtain (at Seller's own expense as required by NRS 116.4109) and/or provide the information required by NRS 116.4109 and 116.41095 to Broker for delivery to Buyer.

12. SPECIAL ASSESSMENTS: The Property x is -OR- _____ is not subject to special government assessments, such as SID and LID. (For information please go to: www.amgnv.com)
 If yes, please complete the following:

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 3 of 8

Balance remaining: 0.00

Payment amount:	0.00
-----------------	------

Payment Due: select one (1) Monthly _____ Quarterly _____ Semi Annually _____ Annually _____

13. **SIGN:** Seller ~~X~~ does -OR- ___ does not authorize Broker to install a FOR SALE/LEASE sign on the Property.

14. KEYBOX: Seller X **does -OR- ____ does not** authorize Broker to install a keybox (**electronic -OR- ____ mechanical**) in connection with the showing of the Property. A mechanical keybox is a combination-type box that can be opened by anyone who has access to the combination/code. The MLS requires that a valid working code for a mechanical keybox be included in the listing for ease of showing. The code is a confidential field that is not intended to be available to the public. Seller acknowledges that they have been advised that:

a. The purpose and function of the keybox is to permit access to the interior of the Property by all members of GLVAR's MLS as well as any licensed professionals necessary to facilitate the sale of the Property;

b. Seller should safeguard Personal Property and valuables located within the Property;

c. It is not a requirement of the GLVAR's MLS for a Seller to allow the use of a keybox;

d. Where a tenant occupies the Property, the tenant's consent is also required, which shall be obtained by the Seller or his/her Property Manager;

e. Seller does -OR- x ~~does not~~ authorize Broker to issue "One Day Codes" to access the electronic keybox installed on the property. A "One Day Code" is an electronic means to allow access to the keybox key compartment. Broker shall only issue such codes to licensed professionals. Broker further agrees to use all reasonable means to verify the identity of said licensed professionals.

f. Owner acknowledges that GLVAR, the MLS, Broker or its Listing Agent is not insuring owner or occupant against theft, loss or vandalism resulting from such access. Owner is responsible for taking such steps as may be necessary to secure and protect the Property during any time that a keybox is being used and obtaining appropriate insurance.

15. **RENT/LEASE:** The Property _____ is **-OR- ~~X~~** is not currently occupied by a Tenant. The Property _____ is **-OR- _____** is not subject to a management agreement with: (name of Property Manager and phone number):_____. Seller agrees to not rent or lease the Property during the term of this Agreement without fourteen (14) days prior written notice to Broker.

16. TAX WITHHOLDING: Seller agrees to perform any act reasonably necessary to carry out the provisions of the Foreign Investment in Real Property Tax Act (FIRPTA). If applicable (as designated in the Seller's Response herein), Seller agrees to complete, sign, and deliver to ESCROW HOLDER a certificate indicating whether Seller is a foreign person or a nonresident alien pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA). A foreign person is a nonresident alien individual; a foreign corporation not treated as a domestic corporation; or a foreign partnership, trust or estate. A resident alien is not considered a foreign person under FIRPTA. Additional information for determining status may be found at www.irs.gov. Seller understands that if Seller is a foreign person then the Buyer must withhold a tax in an amount to be determined by ESCROW HOLDER in accordance with FIRPTA, unless an exemption applies. Seller agrees to sign and deliver to the ESCROW HOLDER the necessary documents, to be provided by the ESCROW HOLDER, to determine if withholding is required (see 26 USC Section 1445).

FIRPTA DECLARATION: Seller declares that he/she

~~X~~ is not -OR-

is a foreign person therefore subjecting this transaction to FIRPTA withholding.

Seller Initials JS

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: FS

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 4 of 8

17. MEDIATION: The Broker and Seller agree to negotiate in good faith in an effort to resolve any dispute related to this Listing Agreement that may arise between the parties. If the dispute cannot be resolved by negotiation, the dispute will be submitted to mediation. The parties to the dispute will mediate at GLVAR in accordance with the standards of practice of the National Association of REALTORS® and GLVAR's rules of procedure. Seller and Broker will share the costs of mediation equally. By initialing below, the parties confirm that they have read and understand the Section and voluntarily agree to the provisions thereof. **Seller(s) Initials**

Broker Initials

18. MULTIPLE LISTING SERVICE (MLS): Broker is a participant of THE GREATER LAS VEGAS ASSOCIATION OF REALTORS® (GLVAR) Multiple Listing Service (MLS), and the listing information will be provided to the MLS to be published and disseminated to its Participants and Subscribers in accordance with its Rules and Regulations and Sections 20 and 21 herein, unless Seller signs Instruction to Exclude. Broker is authorized to cooperate with other real estate Brokers, and to report the sale, its price, terms and financing for the publication, dissemination information and use by authorized Association members, MLS Participants and Subscribers.

19. ADVERTISING: Seller acknowledges that, unless Seller signs photo exclusion, photographs of the Property may be taken for publication in the MLS computer system. Subject to Section 20, Seller agrees that the Property may be advertised in any and all formats of media including but not limited to electronic and print advertising. Should Seller provide photographs of the Property, Seller warrants and represents that Seller has the ownership rights to said photographs and by providing said photographs irrevocably assigns any and all ownership rights to the Broker. Seller further acknowledges that once images are placed on the Internet, neither the Broker nor the Seller have control over who can view such images and what use viewers may make of the images or how long such images may remain on the internet.

Seller acknowledges that prospective buyers and/or other persons coming on to the property may take photographs, video and/or other images of the property. Seller understands that Broker does not have the ability to control or block the taking of and use of images by such persons. Once the images are taken and or put into electronic display on the Internet or otherwise published neither the Broker nor the Seller has control over how such images are used.

20. SELLER OPT OUTS: Seller further understands and acknowledges that MLS will disseminate the Property's listing information to those MLS brokers and agents (and/or their web vendors) who operate Internet sites, as well as other online providers, and that such sites are generally available to the public. Some, but not all, of these websites may include a commentary section where consumers may include reviews and comments about the Property in immediate conjunction with the listing (blogging), or provide a link to the comments. In addition, some, but not all, of these websites may display an automated estimate of the market value of the Property in immediate conjunction with the listing, or provide a link to the estimate. Seller can instruct Broker to have the MLS not display the property on the Internet. Seller also can instruct the MLS to not display the Property address on the Internet. Seller understands that these opt outs would mean consumers searching for listings on the Internet may not see the Property or the Property's address in response to their search.

Seller may opt-out of any of the following features by initialing the appropriate space(s) below:

a. _____ I/we have advised the Broker that I/we **DO NOT** want a **commentary section** displayed or linked to the listed Property (the site operator may indicate that the feature was disabled at the request of the seller).

b. _____ I/we have advised the Broker that I/we **DO NOT** want an **automated estimate of value** displayed or linked to the listed Property (the site operator may indicate that the feature was

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____

Exclusive Right (ER) Listing Agreement Rev. 06.17
Page 5 of 8

© 2017 Greater Las Vegas Association of REALTORS®

disabled at the request of the seller). *Please note that this automated estimate of value restriction applies to VOW offices only. Virtual Office Websites ("VOWs") are Internet sites operated by MLS Participant Brokers through which they establish relationships and work with clients and customers in cyberspace in ways similar to how real estate professionals interact with clients and customers in a "brick and mortar" environment. This restriction does not apply to automated estimates of value created by non-MLS Participant websites.

—OR— JS _____ Seller does **NOT** opt out of any of the above.

21. USE OF LISTING CONTENT: Seller acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the Property provided by Seller to Broker or Broker's agent (the "Broker Listing Content") and any changes thereto, may be filed with MLS, included in compilations of listings, and otherwise distributed, publicly displayed and reproduced in any medium. Seller hereby grants to Broker a non-exclusive, irrevocable, worldwide, royalty-free license to use, sublicense through multiple tiers, publish, display, and reproduce the Broker Listing Content, to prepare derivative works of the Broker Listing Content, and to distribute the Broker Listing Content or any derivative works thereof in any medium. This non-exclusive license shall survive the termination of this Agreement for any reason whatever. Seller represents and warrants to Broker that the Broker Listing Content, and the license granted to Broker for the Broker Listing Content, do not violate or infringe upon the rights, including any copyright rights, of any person or entity. Seller acknowledges and agrees that as between Seller and Broker, all Broker Listing Content is owned exclusively by Broker, and Seller has no right, title or interest in or to any Broker Listing Content.

22. NEVADA LAW: This Agreement is executed and intended to be performed in the State of Nevada, and the laws of Nevada shall govern its interpretation and effect. The parties agree that the State of Nevada, and the county in which the Property is located, is the appropriate judicial forum for any litigation, related to this Agreement.

23. ENTIRE CONTRACT: All prior negotiations and agreements between the parties are incorporated in this Agreement, which constitutes the entire contract. Its terms are intended by the parties as a final, complete, and exclusive expression of their agreement with respect to its subject matter and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. This Agreement and any supplement, addendum, or modification, including any photocopy or facsimile, may be executed in two or more counterparts, all of which shall constitute one and the same writing. The terms of this Agreement may not be amended, modified or altered except through a written agreement signed by all of the parties hereto. **The parties agree that an MLS Change Order signed by Broker and Seller shall act as a valid written addendum to this Agreement.**

24. PARTIAL INVALIDITY: In the event that any provision of this Agreement shall be held to be invalid or unenforceable, such ruling shall not affect the validity or enforceability of the remainder of the Agreement in any respect whatsoever.

25. ATTORNEY'S FEES: In the event suit is brought by either party to enforce this Agreement, the prevailing party is entitled to court costs and reasonable attorney's fees. If Broker hires an attorney to enforce the collection of any commission payable pursuant to this Listing Agreement, and is successful in collecting some or all of such commission without commencing any action or proceeding, Seller agrees to pay such broker's reasonable attorneys' fees and costs and Seller agrees to pay interest at the legal rate on all compensation and other amounts owned or due to Broker from the time due until paid in full.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 6 of 8

26. WARRANTY OF OWNERSHIP: Seller warrants that Seller is the sole owner of the Property or has the authority to execute this Agreement. By signing below Seller acknowledges that Seller has read and understands this Agreement and agrees to the terms thereof.

27. FORECLOSURE: Seller understands that failure to make loan payments may result in foreclosure of the Property by a mortgage holder and/or lien holder. Information regarding the foreclosure or litigation status of a property is available from the County Recorder where the Property is located. Seller represents that at the time of this listing (complete parts a and b):

a. A Notice of Default (Breach) and Election to Sell ☒ has not –OR– ☐ has (date: _____) been recorded against the Property. **If a Notice of Default has not been recorded against the Property as of the date of this Agreement, Seller agrees to notify Broker within five (5) business days of receipt of such a notice.** Seller understands that the recording of a Notice of Default begins a statutory foreclosure period, which varies in duration. At the end of the foreclosure period, the Property typically will be sold at a Trustee's Sale (foreclosure sale) and Seller will lose all rights and interest in the Property.

b. Seller ☒ has not –OR– ☐ has (date: _____) been served with a Summons and Complaint from Lender seeking to foreclose the property in court. The Parties understand that the filing and service of a Summons and Complaint begins a judicial foreclosure process which varies in duration, and which may result in a judgment against Seller. The judgment will typically be enforced through a foreclosure sale conducted by the Sheriff for the county where the Property is located and Seller will lose all rights and interest in the Property.

c. Seller understands that if the Property is not sold to a buyer before a foreclosure sale of the Property, Seller will lose all rights and interest in the Property. Seller understands that Broker cannot stop a foreclosure.
Seller(s) Initials [JS] _____

28. SIGNATURES: This Agreement may be signed by the parties manually or electronically (digitally) and on more than one copy, which, when taken together, each signed copy shall be read as one complete form. Facsimile signatures may be accepted as original.

29. RECOMMENDATIONS: If Broker recommends a builder, contractor, escrow company, title company, pest control service, appraiser, lender, home inspection company or home warranty company or any other person or entity to Seller for any purpose, said recommendation shall be independently investigated and evaluated by Seller, who hereby acknowledges that any decision to enter into any contractual arrangement with any such person or entity recommended by Broker will be based solely upon such independent investigation.

30. DEFAULT: If Seller materially breaches this Listing, Seller is in default and will be liable to Broker for the amount of the Broker's fee specified in Section 5 and any other fees Broker is entitled to receive under this Agreement. If a sales price is not determinable in the event of an exchange or breach of this Listing, the Listing Price will be the sales price for purposes of computing Broker's fee. If Broker breaches this Agreement, Broker is in default and Seller may exercise any remedy at law.

31. BINDING EFFECT: Seller's obligation to pay Broker an earned fee is binding upon Seller and Seller's heirs, administrators, executors, successors and permitted assignees.

32. JOINT AND SEVERAL: All Sellers executing this Listing are jointly and severally liable for the performance of all its terms.

33. TIME OF ESSENCE: Time is of the essence of this Agreement and each of its terms.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: [JS] / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 7 of 8

34. ADDITIONAL TERMS:

THE PRE-PRINTED PORTION OF THIS AGREEMENT HAS BEEN APPROVED BY THE GREATER LAS VEGAS ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OR THE TAX CONSEQUENCES THEREOF. FOR LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

By signing below, Seller consents to receive transmissions sent from Broker to the e-mail address(es) set forth. Seller agrees to keep Broker advised of his/her address and telephone number (or a number where they may be reached within 24 hours) at all times during the term of this Agreement.

SELLER:

Date 09/18/2017 Telephone 702-249-9219 E-Mail TVS@TswansonMD.com
 Seller's Signature Todd Swanson, Co-Trustee Seller's Signature _____
 Printed Name: BHHS Development LLC Printed Name: _____
 Address 42 Meadowhawk Lane City Las Vegas State NV Zip 89135-5201

BROKER:

Company BHHS Nevada Properties
 Address 1215 S. Fort Apache Road #210 City Las Vegas State NV Zip 89117
 Telephone 702-315-0223 FAX 702-317-3823 E-Mail Ivan@shapiroandsher.com
 Designated Licensee Signature Ivan G. Sher License No. BS.0046822
 Printed Name: Ivan G. Sher Licensee's Telephone: 702-400-2400
 Broker's Signature [Signature] Date: 09/18/2017
 Printed Name: Forrest Barbee License No. B.0055676

AN EXCLUSIVE BROKERAGE AGREEMENT MUST BE SIGNED BY THE BROKER TO BE VALID

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 8 of 8



WHAT EVERYONE SHOULD KNOW ABOUT EQUAL OPPORTUNITY IN HOUSING



The sale and purchase of a home is one of the most significant events that any person will experience in their lifetime. It is more than the simple purchase of housing, for it includes the hopes, dreams, aspirations, and economic destiny of those involved.

THE LAW - Civil Rights Act of 1866

The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

Fair Housing Act

The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

Americans with Disabilities Act

Title III of the Americans with Disabilities Act prohibits discrimination against the disabled in places of public accommodations and commercial facilities.

Equal Credit Opportunity Act

The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

State and Local Laws

State and Local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

THE RESPONSIBILITIES

The home seller, the home seeker, and the real estate professional all have rights and responsibilities under the law.

For the Home Seller



You should know that as a home seller or landlord you have a responsibility and a requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You cannot instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental, because the real estate professional is also bound by law not to discriminate. Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental, deny that housing is available or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

For the Home Seeker

You have the right to expect that housing will be available to you without discrimination or other limitation based on race, color, religion, sex, handicap, familial status, or national origin.

This includes the right to expect:

- housing in your price range made available to you without discrimination
- equal professional service
- the opportunity to consider a broad range of housing choices
- no discriminatory limitations on communities or locations of housing
- no discrimination in the financing, appraising or insuring of housing
- reasonable accommodations in rules, practices and procedures for persons with disabilities
- non-discriminatory terms and conditions for the sale, rental, financing, or insuring of a dwelling
- to be free from harassment or intimidation for exercising your fair housing rights.

 
Seller(s) Initials

For the Real Estate Professional

As a home seller or home seeker, you should know that the term REALTOR® identifies a licensed professional in real estate who is a member of the NATIONAL ASSOCIATION OF REALTORS®. Not all licensed real estate brokers and salespersons are members of the National Association, and only those who are can identify themselves as REALTOR®. They conduct their business and activities in accordance with a strict Code of Ethics. As agents in a real estate transaction, licensed brokers or salespersons are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

DEED AND PROPERTY COVENANTS OR RESTRICTIONS OF RECORD

During the history of our country, some persons have placed restrictions on property based on race, color, religion, sex, handicap, familial status, or national origin. Generally, these restrictions are void and unenforceable, with limited exceptions for particular types of religious housing and housing for older persons. The publication of these void restrictions may convey a message that the restrictions continue to be valid. Any time a sales associate or broker is asked to provide a copy of the covenants or restrictions of record relating to the use of a property the following message should be included:

These documents may contain restrictions or covenants based on race, color, religion, sex, handicap, familial status, or national origin. Such restrictions or covenants generally are void and unenforceable as violations of fair housing laws.

Be assured that all property is marketed and made available without discrimination based on race, color, religion, sex, handicap, familial status, or national origin. Should you have any questions regarding such restrictions, please contact your attorney.

THE EQUAL OPPORTUNITY PROGRAM

The NATIONAL ASSOCIATION OF REALTORS® has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people.

The Code of Ethics

Article 10 of the NATIONAL ASSOCIATION OF REALTORS® Code of Ethics requires that "REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. REALTORS® shall not be a party to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing.

Fair Housing Partnership

The Fair Housing Partnership negotiated with the U.S. Department of Housing and Urban Development (HUD) outlines a program of voluntary compliance. REALTORS® voluntarily participate in activities and program to acquaint the community with the availability of equal housing opportunity, to establish office procedures to ensure that there is no denial of equal professional service, to make materials available which will explain this commitment, and to work with other groups within the community to identify and remove barriers to fair housing.

FURTHER ASSISTANCE

Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a homeseeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Complaints alleging discrimination in housing may be filed with the nearest office of the Department of Housing and Urban Development (HUD), or by calling HUD's Discrimination Hotline at 1-800-669-9777, 1-800-290-1617 (TYT). For information and publications on fair housing, call HUD's Fair Housing Information Clearinghouse at 1-800-343-3442.

**SUPPLEMENTAL LIST OF LICENSEES PARTY TO THE
DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE**
This form does not constitute a contract for services nor an agreement to pay compensation.

Licensee: Ivan G. Sher, is acting for Lyons Development LLC

Broker: Forrest Barbee

Additional licensees on this transaction, listed below, are subject to NRS 645.252, NRS 645.254, and the Duties Owed By A Nevada Real Estate Licensee:

NAME	LICENSE NUMBER
<u>Patricia A. Leibovici</u>	<u>S.0058636</u>
<u>Kristine M. Valle</u>	<u>S.0058292</u>
<u>Lindsay Presswood</u>	<u>BS.0145025</u>
<u>Taylor David Atwell</u>	<u>S.0175953</u>
<u>Austin Sherwood</u>	<u>S.0178551</u>
<u>Michael Pappas</u>	<u>S.0182167</u>
<u>Tanya Weltzien</u>	<u>S.0181503</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

I/We acknowledge receipt of a copy of this Supplemental List of Licensees.

Authenticate
 Seller/Landlord: Todd Swanson, Co-Trustee Date: 09/18/2017 Time: 4:56 PM
 Seller/Landlord: Todd Swanson, Co-Trustee Date: Time:

OR

Buyer/Tenant: Date: Time:
 Buyer/Tenant: Date: Time:



EXCLUSIVE AUTHORIZATION AND RIGHT TO SELL, EXCHANGE OR LEASE BROKERAGE LISTING AGREEMENT (ER)

This is intended to be a legally binding contract. No Representation is made as to the legal or tax consequences of this contract. If you desire legal or tax advice, consult your attorney or tax advisor.

1. EXCLUSIVE RIGHT TO SELL:

I/We, Lyons Development LLC ("Seller") hereby employs and grants
BHHS Nevada Properties (Company Name, herein after "Broker") the exclusive and
irrevocable right, commencing on 9/19/2017, and expires at 11:59 p.m. Pacific Time on 3/19/2019,
to sell, lease or exchange the Real Property located in the City of Las Vegas,
County of Clark, Nevada, APN#: 164-14-414-014 commonly known as:
42 Meadowhawk Lane NV 89135-5201 ("the Property").

2. TERMS OF SALE: The listing price shall be \$ 3,199,000.00, with a suggested amount of an
Earnest Money Deposit (EMD) of 150,000. Terms available:

Cash ☒ CONV ☒ FHA ☐ Lease ☐ VA ☐ Lease Option ☐
Owner Will Carry ☐ Other ☐

(Note: If the Property is offered for lease, then the term "Seller" used in this Agreement includes "Landlord" as applicable.)

Seller ☒ does -OR- ☐ does not authorize Broker to disclose the existence of multiple offers to purchase the
property to potential buyers. Seller(s) Initials JS

3. PROPERTY OFFERED FOR SALE: The listing price noted above includes the Property and all
improvements and fixtures permanently affixed and installed.

a. The following items of Personal Property are **included** in the above price and shall be conveyed
unencumbered in escrow by a valid bill of sale: _____

b. The following items of Personal Property are **excluded** from the above price and not included in the
sale: _____

Seller intends that the above items be excluded or includes in offering the Property for sale. Seller understands
that the purchase agreement takes precedent over any intention identified above and will ultimately determine
what items are included and excluded in the sale and that the Broker is not responsible for and does not guarantee
that the above items will be in the purchase agreement.

c. Leased or Liened Items: The following items are leased or subject to a lien in securing payment:
☐ Solar power system ☐ Alarm system ☐ Propane tank ☐ Water softener

☒ Other: None

Seller will provide to Buyer, as a part of the purchase agreement, copies of lease documents, or other documents
obligating Seller to pay for such leased or liened items.

4. TITLE INSURANCE: Seller agrees to provide Buyer with an owner's policy of title insurance in the amount
of the selling price.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS /

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 1 of 8

5. COMPENSATION TO BROKER: Compensation is solely a matter of negotiation between Broker and Seller and is not fixed, suggested, controlled or recommended by GLVAR, MLS or any other person not a party to this Agreement. Seller agrees to pay Broker as compensation for services:

IF A SALE: 6 % of the gross selling price of the Property ☐ AND / ☐ OR \$ N/A (flat fee amount). Seller acknowledges that Broker will offer 3 % or \$ N/A to the cooperating broker who is the procuring cause of the sale. Seller acknowledges that offers of cooperative compensation are between brokers and are not negotiable between the Seller and Buyer.

IF A LEASE: N/A % of the total rental agreed to be paid by lessee ☐ AND / ☐ OR \$ N/A (flat fee amount). If leased, Broker agrees to pay N/A % or \$ N/A to the cooperating broker who is the procuring cause of the lease. Seller acknowledges that offers of cooperative compensation are between brokers and are not negotiable between the Seller and Tenant.

Compensation shall be due:

- a. if the Property is sold or leased by Broker, or through any other person including Seller, on the above terms or any other price and terms acceptable to Seller during the above time period or any extension of said time period;
- b. if the Property is transferred, conveyed, leased, rented, or made unmarketable by a voluntary act of Seller without the consent of Broker, during the time period or any extension of said time period;
- c. if within 90 calendar days of the final termination, including extensions, of this Agreement, the Property is sold, conveyed, or otherwise transferred to anyone with whom the Broker has had negotiations or to whom the Property was shown prior to the final termination. This section (c) shall not apply if Seller enters into a valid Brokerage Listing Agreement with another licensed real estate Broker after the final termination of this Exclusive Brokerage Listing Agreement.
- d. In the event of an exchange, permission is hereby given to the Broker to represent such parties as Broker may deem appropriate and collect compensation from them provided that there is full disclosure to all parties. If completion of sale is prevented by default of Seller, or the refusal of Seller to accept an offer in accordance with the price and terms of this Agreement, then upon event, Broker is authorized to take any action reasonably necessary to collect said commission. If completion of sale is prevented by a party to the transaction other than Seller, Broker may collect its commission only if and when Seller collects damages by suit or otherwise, and then in an amount not less than one-half of the damages recovered, but not to exceed the above compensation after first deducting title expenses, escrow expenses and the expenses of collections if any.
- e. Broker is authorized to cooperate and divide with other brokers the above compensation in any manner acceptable to Broker. Seller hereby irrevocably assigns to Broker the funds and proceeds of Seller in escrow equal to the above compensation. In the event any sum of money due under this Agreement remains unpaid for a period of thirty (30) days, such sum shall bear interest at the rate of (12) percent per annum from the due date until paid.

6. DEPOSIT: Broker is authorized to accept on Seller's behalf a deposit to be applied toward purchase price or lease. Said deposit shall be held by: (SELECT ONE) ☒ Escrow -OR- ☐ Broker -OR- ☐ Other _____.

7. AGENCY RELATIONSHIP:

- a. Broker warrants that he holds a current, valid Nevada real estate license. Broker shall act as the agent of the Seller and may also assign or designate a licensee of the Broker who shall act as the representative of the Seller in any resulting transaction.
- b. Depending upon the circumstances, it may be necessary or appropriate for the designated licensee to act as agent for both Seller and Buyer, exchange parties, or one or more additional parties. If applicable, Broker

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 2 of 8

and the designated licensee shall disclose to Seller any election to act as an agent representing more than one party and obtain the written Consent To Act Form signed by all parties to the transaction.

c. Broker may also have licensees in its company who are agents of the Buyer who may show and negotiate an offer to purchase Seller's Property. In this event, the licensees who represent the Buyer will only represent the Buyer in the transaction with all duties owed to the Buyer and not the Seller. This, therefore, does not require a Consent To Act Form.

8. REQUIRED DISCLOSURES:

a. Unless exempt under NRS chapter 113, Seller shall truthfully complete and sign a Seller's Real Property Disclosure Statement concerning the condition of the Property. Seller shall update the Seller's Real Property Disclosure as necessary.

b. If the Property is or has been the subject of a construction defect claim, whether litigated or not, Seller shall provide the disclosure required by NRS 40.688.

c. If the Property was built prior to 1978, Seller shall complete the Disclosure of Information on Lead-Based Paint Hazards in accordance with Federal Regulations.

d. Seller acknowledges receipt of the Residential Disclosure Guide: Seller(s) Initials JS []

9. INDEMNIFICATION: Seller agrees to save, defend, and hold Broker, GLVAR, and the MLS harmless from all claims, disputes, litigation, and/or judgments arising from (i) any misrepresentation, breach of warranty or breach of a promise by Seller in this Listing Agreement (ii) any incorrect information supplied by Seller, (iii) any facts concerning the Property not disclosed by Seller, including any facts known to Seller relating to adverse conditions or latent defects, (iv) the use of a keybox, or (v) any injury or damage to persons or property in connection with the marketing or showing of the Property. This indemnification shall survive Broker's performance and any transfer of title.

10. FAIR HOUSING: Broker shall offer the Property for sale or lease without regard to race, color, religion, sex, national origin, age, gender identity or expression, familial status, sexual orientation, ancestry, or handicap and any other current requirements of federal or state fair housing laws.

11. COMMON INTEREST COMMUNITY: The Property x is -OR- is not located within a Common Interest Community (CIC). If yes, please complete the following:

Name of CIC(s): Summerlin South - Master HOA
 Telephone: 702-791-4600 Dues: 43.00 payable x monthly -OR- quarterly
 Seller x is -OR- is not current on all dues and assessments.
 Name of CIC(s): The Ridges Master
 Telephone: Dues: 235.00 payable x monthly -OR- quarterly
 Seller x is -OR- is not current on all dues and assessments.
 Name of CIC(s): The Ridges Sub Association - Falcon Ridge (12 Month Credit for 2017)
 Telephone: Dues: 145.00 payable x monthly -OR- quarterly
 Seller x is -OR- is not current on all dues and assessments.

If the Property is located within a CIC, Seller acknowledges and agrees to obtain (at Seller's own expense as required by NRS 116.4109) and/or provide the information required by NRS 116.4109 and 116.41095 to Broker for delivery to Buyer.

12. SPECIAL ASSESSMENTS: The Property x is -OR- is not subject to special government assessments, such as SID and LID. (For information please go to: www.amgnv.com)
 If yes, please complete the following:

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS /

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 3 of 8

145
146
147
148

149
150
151

152
153
154
155
156
157

- 158
159
160
161
162
163
164
165
166
167
168
169
170
171
172

173
174
175
176
177

178
179
180
181
182
183
184
185
186
187
188

189

190

191

192

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS /

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 4 of 8

17. **MEDIATION:** The Broker and Seller agree to negotiate in good faith in an effort to resolve any dispute related to this Listing Agreement that may arise between the parties. If the dispute cannot be resolved by negotiation, the dispute will be submitted to mediation. The parties to the dispute will mediate at GLVAR in accordance with the standards of practice of the National Association of REALTORS® and GLVAR's rules of procedure. Seller and Broker will share the costs of mediation equally. By initialing below, the parties confirm that they have read and understand the mediation and voluntarily agree to the provisions thereof. **Seller(s) Initials**

[98] [] Broker Initials [W] []

18. MULTIPLE LISTING SERVICE (MLS): Broker is a participant of THE GREATER LAS VEGAS ASSOCIATION OF REALTORS® (GLVAR) Multiple Listing Service (MLS), and the listing information will be provided to the MLS to be published and disseminated to its Participants and Subscribers in accordance with its Rules and Regulations and Sections 20 and 21 herein, unless Seller signs Instruction to Exclude. Broker is authorized to cooperate with other real estate Brokers, and to report the sale, its price, terms and financing for the publication, dissemination information and use by authorized Association members, MLS Participants and Subscribers.

19. ADVERTISING: Seller acknowledges that, unless Seller signs photo exclusion, photographs of the Property may be taken for publication in the MLS computer system. Subject to Section 20, Seller agrees that the Property may be advertised in any and all formats of media including but not limited to electronic and print advertising. Should Seller provide photographs of the Property, Seller warrants and represents that Seller has the ownership rights to said photographs and by providing said photographs irrevocably assigns any and all ownership rights to the Broker. Seller further acknowledges that once images are placed on the Internet, neither the Broker nor the Seller have control over who can view such images and what use viewers may make of the images or how long such images may remain on the internet.

Seller acknowledges that prospective buyers and/or other persons coming on to the property may take photographs, video and/or other images of the property. Seller understands that Broker does not have the ability to control or block the taking of and use of images by such persons. Once the images are taken and or put into electronic display on the Internet or otherwise published neither the Broker nor the Seller has control over how such images are used.

20. SELLER OPT OUTS: Seller further understands and acknowledges that MLS will disseminate the Property's listing information to those MLS brokers and agents (and/or their web vendors) who operate Internet sites, as well as other online providers, and that such sites are generally available to the public. Some, but not all, of these websites may include a commentary section where consumers may include reviews and comments about the Property in immediate conjunction with the listing (blogging), or provide a link to the comments. In addition, some, but not all, of these websites may display an automated estimate of the market value of the Property in immediate conjunction with the listing, or provide a link to the estimate. Seller can instruct Broker to have the MLS not display the property on the Internet. Seller also can instruct the MLS to not display the Property address on the Internet. Seller understands that these opt outs would mean consumers searching for listings on the Internet may not see the Property or the Property's address in response to their search.

Seller may opt-out of any of the following features by initialing the appropriate space(s) below:

a. _____ I/we have advised the Broker that I/we **DO NOT** want a **commentary section** displayed or linked to the listed Property (the site operator may indicate that the feature was disabled at the request of the seller).

b. _____ I/we have advised the Broker that I/we **DO NOT** want an **automated estimate of value** displayed or linked to the listed Property (the site operator may indicate that the feature was

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 5 of 8

disabled at the request of the seller). *Please note that this automated estimate of value restriction applies to VOW offices only. Virtual Office Websites ("VOWs") are Internet sites operated by MLS Participant Brokers through which they establish relationships and work with clients and customers in cyberspace in ways similar to how real estate professionals interact with clients and customers in a "brick and mortar" environment. This restriction does not apply to automated estimates of value created by non-MLS Participant websites.

—OR— JS _____ Seller does **NOT** opt out of any of the above.

21. USE OF LISTING CONTENT: Seller acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the Property provided by Seller to Broker or Broker's agent (the "Broker Listing Content") and any changes thereto, may be filed with MLS, included in compilations of listings, and otherwise distributed, publicly displayed and reproduced in any medium. Seller hereby grants to Broker a non-exclusive, irrevocable, worldwide, royalty-free license to use, sublicense through multiple tiers, publish, display, and reproduce the Broker Listing Content, to prepare derivative works of the Broker Listing Content, and to distribute the Broker Listing Content or any derivative works thereof in any medium. This non-exclusive license shall survive the termination of this Agreement for any reason whatever. Seller represents and warrants to Broker that the Broker Listing Content, and the license granted to Broker for the Broker Listing Content, do not violate or infringe upon the rights, including any copyright rights, of any person or entity. Seller acknowledges and agrees that as between Seller and Broker, all Broker Listing Content is owned exclusively by Broker, and Seller has no right, title or interest in or to any Broker Listing Content.

22. NEVADA LAW: This Agreement is executed and intended to be performed in the State of Nevada, and the laws of Nevada shall govern its interpretation and effect. The parties agree that the State of Nevada, and the county in which the Property is located, is the appropriate judicial forum for any litigation, related to this Agreement.

23. ENTIRE CONTRACT: All prior negotiations and agreements between the parties are incorporated in this Agreement, which constitutes the entire contract. Its terms are intended by the parties as a final, complete, and exclusive expression of their agreement with respect to its subject matter and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. This Agreement and any supplement, addendum, or modification, including any photocopy or facsimile, may be executed in two or more counterparts, all of which shall constitute one and the same writing. The terms of this Agreement may not be amended, modified or altered except through a written agreement signed by all of the parties hereto. **The parties agree that an MLS Change Order signed by Broker and Seller shall act as a valid written addendum to this Agreement.**

24. PARTIAL INVALIDITY: In the event that any provision of this Agreement shall be held to be invalid or unenforceable, such ruling shall not affect the validity or enforceability of the remainder of the Agreement in any respect whatsoever.

25. ATTORNEY'S FEES: In the event suit is brought by either party to enforce this Agreement, the prevailing party is entitled to court costs and reasonable attorney's fees. If Broker hires an attorney to enforce the collection of any commission payable pursuant to this Listing Agreement, and is successful in collecting some or all of such commission without commencing any action or proceeding, Seller agrees to pay such broker's reasonable attorneys' fees and costs and Seller agrees to pay interest at the legal rate on all compensation and other amounts owned or due to Broker from the time due until paid in full.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17
Page 6 of 8

© 2017 Greater Las Vegas Association of REALTORS®

26. WARRANTY OF OWNERSHIP: Seller warrants that Seller is the sole owner of the Property or has the authority to execute this Agreement. By signing below Seller acknowledges that Seller has read and understands this Agreement and agrees to the terms thereof.

27. FORECLOSURE: Seller understands that failure to make loan payments may result in foreclosure of the Property by a mortgage holder and/or lien holder. Information regarding the foreclosure or litigation status of a property is available from the County Recorder where the Property is located. Seller represents that at the time of this listing (complete parts a and b):

a. A Notice of Default (Breach) and Election to Sell ☒ has not **–OR–** ☐ has (date: _____) been recorded against the Property. **If a Notice of Default has not been recorded against the Property as of the date of this Agreement, Seller agrees to notify Broker within five (5) business days of receipt of such a notice.** Seller understands that the recording of a Notice of Default begins a statutory foreclosure period, which varies in duration. At the end of the foreclosure period, the Property typically will be sold at a Trustee's Sale (foreclosure sale) and Seller will lose all rights and interest in the Property.

b. Seller ☒ has not **–OR–** ☐ has (date: _____) been served with a Summons and Complaint from Lender seeking to foreclose the property in court. The Parties understand that the filing and service of a Summons and Complaint begins a judicial foreclosure process which varies in duration, and which may result in a judgment against Seller. The judgment will typically be enforced through a foreclosure sale conducted by the Sheriff for the county where the Property is located and Seller will lose all rights and interest in the Property.

c. Seller understands that if the Property is not sold to a buyer before a foreclosure sale of the Property, Seller will lose all rights and interest in the Property. Seller understands that Broker cannot stop a foreclosure. Seller(s) Initials [JS] [_____]

28. SIGNATURES: This Agreement may be signed by the parties manually or electronically (digitally) and on more than one copy, which, when taken together, each signed copy shall be read as one complete form. Facsimile signatures may be accepted as original.

29. RECOMMENDATIONS: If Broker recommends a builder, contractor, escrow company, title company, pest control service, appraiser, lender, home inspection company or home warranty company or any other person or entity to Seller for any purpose, said recommendation shall be independently investigated and evaluated by Seller, who hereby acknowledges that any decision to enter into any contractual arrangement with any such person or entity recommended by Broker will be based solely upon such independent investigation.

30. DEFAULT: If Seller materially breaches this Listing, Seller is in default and will be liable to Broker for the amount of the Broker's fee specified in Section 5 and any other fees Broker is entitled to receive under this Agreement. If a sales price is not determinable in the event of an exchange or breach of this Listing, the Listing Price will be the sales price for purposes of computing Broker's fee. If Broker breaches this Agreement, Broker is in default and Seller may exercise any remedy at law.

31. BINDING EFFECT: Seller's obligation to pay Broker an earned fee is binding upon Seller and Seller's heirs, administrators, executors, successors and permitted assignees.

32. JOINT AND SEVERAL: All Sellers executing this Listing are jointly and severally liable for the performance of all its terms.

33. TIME OF ESSENCE: Time is of the essence of this Agreement and each of its terms.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: [JS] / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17
Page 7 of 8

© 2017 Greater Las Vegas Association of REALTORS®

34. ADDITIONAL TERMS:

THE PRE-PRINTED PORTION OF THIS AGREEMENT HAS BEEN APPROVED BY THE GREATER LAS VEGAS ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OR THE TAX CONSEQUENCES THEREOF. FOR LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

By signing below, Seller consents to receive transmissions sent from Broker to the e-mail address(es) set forth. Seller agrees to keep Broker advised of his/her address and telephone number (or a number where they may be reached within 24 hours) at all times during the term of this Agreement.

SELLER:

Date 09/18/2017 Telephone 702-249-9219 E-Mail TVS@TswansonMD.com
 Seller's Signature Todd Swanson, Co-Trustee Seller's Signature _____
 Printed Name: 9/18/2017 5:12:40 PM PDT Printed Name: _____
 Address 42 Meadowhawk Lane City Las Vegas State NV Zip 89135-5201

BROKER:

Company BHHS Nevada Properties
 Address 1215 S. Fort Apache Road #210 City Las Vegas State NV Zip 89117
 Telephone 702-315-0223 FAX 702-317-3823 E-Mail Ivan@shapiroandsher.com
 Designated Licensee Signature Ivan G. Sher License No. BS.0046822
 Printed Name: Ivan G. Sher Licensee's Telephone: 702-400-2400
 Broker's Signature Forrest Barbee Date: 09/18/2017
 Printed Name: Forrest Barbee License No. B.0055676

AN EXCLUSIVE BROKERAGE AGREEMENT MUST BE SIGNED BY THE BROKER TO BE VALID

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: [35] / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 8 of 8



WHAT EVERYONE SHOULD KNOW ABOUT EQUAL OPPORTUNITY IN HOUSING



The sale and purchase of a home is one of the most significant events that any person will experience in their lifetime. It is more than the simple purchase of housing, for it includes the hopes, dreams, aspirations, and economic destiny of those involved.

THE LAW - Civil Rights Act of 1866

The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

Fair Housing Act

The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

Americans with Disabilities Act

Title III of the Americans with Disabilities Act prohibits discrimination against the disabled in places of public accommodations and commercial facilities.

Equal Credit Opportunity Act

The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

State and Local Laws

State and Local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

THE RESPONSIBILITIES

The home seller, the home seeker, and the real estate professional all have rights and responsibilities under the law.

For the Home Seller



You should know that as a home seller or landlord you have a responsibility and a requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You cannot instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental, because the real estate professional is also bound by law not to discriminate. Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental, deny that housing is available or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

For the Home Seeker

You have the right to expect that housing will be available to you without discrimination or other limitation based on race, color, religion, sex, handicap, familial status, or national origin.

This includes the right to expect:

- housing in your price range made available to you without discrimination
- equal professional service
- the opportunity to consider a broad range of housing choices
- no discriminatory limitations on communities or locations of housing
- no discrimination in the financing, appraising or insuring of housing
- reasonable accommodations in rules, practices and procedures for persons with disabilities
- non-discriminatory terms and conditions for the sale, rental, financing, or insuring of a dwelling
- to be free from harassment or intimidation for exercising your fair housing rights.

 
Seller(s) Initials

For the Real Estate Professional

As a home seller or home seeker, you should know that the term REALTOR® identifies a licensed professional in real estate who is a member of the NATIONAL ASSOCIATION OF REALTORS®. Not all licensed real estate brokers and salespersons are members of the National Association, and only those who are can identify themselves as REALTOR®. They conduct their business and activities in accordance with a strict Code of Ethics. As agents in a real estate transaction, licensed brokers or salespersons are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

DEED AND PROPERTY COVENANTS OR RESTRICTIONS OF RECORD

During the history of our country, some persons have placed restrictions on property based on race, color, religion, sex, handicap, familial status, or national origin. Generally, these restrictions are void and unenforceable, with limited exceptions for particular types of religious housing and housing for older persons. The publication of these void restrictions may convey a message that the restrictions continue to be valid. Any time a sales associate or broker is asked to provide a copy of the covenants or restrictions of record relating to the use of a property the following message should be included:

These documents may contain restrictions or covenants based on race, color, religion, sex, handicap, familial status, or national origin. Such restrictions or covenants generally are void and unenforceable as violations of fair housing laws.

Be assured that all property is marketed and made available without discrimination based on race, color, religion, sex, handicap, familial status, or national origin. Should you have any questions regarding such restrictions, please contact your attorney.

THE EQUAL OPPORTUNITY PROGRAM

The NATIONAL ASSOCIATION OF REALTORS® has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people.

The Code of Ethics

Article 10 of the NATIONAL ASSOCIATION OF REALTORS® Code of Ethics requires that "REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. REALTORS® shall not be a party to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing.

Fair Housing Partnership

The Fair Housing Partnership negotiated with the U.S. Department of Housing and Urban Development (HUD) outlines a program of voluntary compliance. REALTORS® voluntarily participate in activities and program to acquaint the community with the availability of equal housing opportunity, to establish office procedures to ensure that there is no denial of equal professional service, to make materials available which will explain this commitment, and to work with other groups within the community to identify and remove barriers to fair housing.

FURTHER ASSISTANCE

Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a homeseeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Complaints alleging discrimination in housing may be filed with the nearest office of the Department of Housing and Urban Development (HUD), or by calling HUD's Discrimination Hotline at 1-800-669-9777, 1-800-290-1617 (TYY). For information and publications on fair housing, call HUD's Fair Housing Information Clearinghouse at 1-800-343-3442.

SUPPLEMENTAL LIST OF LICENSEES PARTY TO THE DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

Licensee: Ivan G. Sher, is acting for Lyons Development LLC

Broker: Forrest Barbee

Additional licensees on this transaction, listed below, are subject to NRS 645.252, NRS 645.254, and the Duties Owed By A Nevada Real Estate Licensee:

NAME	LICENSE NUMBER
<u>Patricia A. Leibovici</u>	<u>S.0058636</u>
<u>Kristine M. Valle</u>	<u>S.0058292</u>
<u>Lindsay Presswood</u>	<u>BS.0145025</u>
<u>Taylor David Atwell</u>	<u>S.0175953</u>
<u>Austin Sherwood</u>	<u>S.0178551</u>
<u>Michael Pappas</u>	<u>S.0182167</u>
<u>Tanya Weltzien</u>	<u>S.0181503</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

I/We acknowledge receipt of a copy of this Supplemental List of Licensees.

Seller/Landlord: Todd Swanson, Co-Trustee Date: 09/18/2017 Time: 4:56 PM
Authentisign
 Seller/Landlord: Todd Swanson, Co-Trustee Date: Time:

OR

Buyer/Tenant: Date: Time:
 Buyer/Tenant: Date: Time:



EXCLUSIVE AUTHORIZATION AND RIGHT TO SELL, EXCHANGE OR LEASE BROKERAGE LISTING AGREEMENT (ER)

This is intended to be a legally binding contract. No Representation is made as to the legal or tax consequences of this contract. If you desire legal or tax advice, consult your attorney or tax advisor.

1. EXCLUSIVE RIGHT TO SELL:

I/We, Lyons Development LLC ("Seller") hereby employs and grants
BHHS Nevada Properties (Company Name, herein after "Broker") the exclusive and
irrevocable right, commencing on 9/19/2017, and expires at 11:59 p.m. Pacific Time on 3/19/2019,
to sell, lease or exchange the Real Property located in the City of Las Vegas,
County of Clark, Nevada, APN#: 164-14-414-014 commonly known as:
42 Meadowhawk Lane NV 89135-5201 ("the Property").

2. TERMS OF SALE: The listing price shall be \$ 3,199,000.00, with a suggested amount of an
Earnest Money Deposit (EMD) of 150,000. Terms available:

Cash ☒ CONV ☒ FHA ☐ Lease ☐ VA ☐ Lease Option ☐
Owner Will Carry ☐ Other ☐

(Note: If the Property is offered for lease, then the term "Seller" used in this Agreement includes "Landlord" as applicable.)

Seller ☒ does -OR- ☐ does not authorize Broker to disclose the existence of multiple offers to purchase the
property to potential buyers. Seller(s) Initials [JS]

3. PROPERTY OFFERED FOR SALE: The listing price noted above includes the Property and all
improvements and fixtures permanently affixed and installed.

a. The following items of Personal Property are **included** in the above price and shall be conveyed
unencumbered in escrow by a valid bill of sale: _____

b. The following items of Personal Property are **excluded** from the above price and not included in the
sale: _____

Seller intends that the above items be excluded or includes in offering the Property for sale. Seller understands
that the purchase agreement takes precedent over any intention identified above and will ultimately determine
what items are included and excluded in the sale and that the Broker is not responsible for and does not guarantee
that the above items will be in the purchase agreement.

c. Leased or Liened Items: The following items are leased or subject to a lien in securing payment:
☐ Solar power system ☐ Alarm system ☐ Propane tank ☐ Water softener

☒ Other: None

Seller will provide to Buyer, as a part of the purchase agreement, copies of lease documents, or other documents
obligating Seller to pay for such leased or liened items.

4. TITLE INSURANCE: Seller agrees to provide Buyer with an owner's policy of title insurance in the amount
of the selling price.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: [JS] /

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 1 of 8

5. COMPENSATION TO BROKER: Compensation is solely a matter of negotiation between Broker and Seller and is not fixed, suggested, controlled or recommended by GLVAR, MLS or any other person not a party to this Agreement. Seller agrees to pay Broker as compensation for services:

IF A SALE: 6 % of the gross selling price of the Property ☐ AND / ☐ OR \$ N/A (flat fee amount). Seller acknowledges that Broker will offer 3 % or \$ N/A to the cooperating broker who is the procuring cause of the sale. Seller acknowledges that offers of cooperative compensation are between brokers and are not negotiable between the Seller and Buyer.

IF A LEASE: N/A % of the total rental agreed to be paid by lessee ☐ AND / ☐ OR \$ N/A (flat fee amount). If leased, Broker agrees to pay N/A % or \$ N/A to the cooperating broker who is the procuring cause of the lease. Seller acknowledges that offers of cooperative compensation are between brokers and are not negotiable between the Seller and Tenant.

Compensation shall be due:

a. if the Property is sold or leased by Broker, or through any other person including Seller, on the above terms or any other price and terms acceptable to Seller during the above time period or any extension of said time period;

b. if the Property is transferred, conveyed, leased, rented, or made unmarketable by a voluntary act of Seller without the consent of Broker, during the time period or any extension of said time period;

c. if within 90 calendar days of the final termination, including extensions, of this Agreement, the Property is sold, conveyed, or otherwise transferred to anyone with whom the Broker has had negotiations or to whom the Property was shown prior to the final termination. This section (c) shall not apply if Seller enters into a valid Brokerage Listing Agreement with another licensed real estate Broker after the final termination of this Exclusive Brokerage Listing Agreement.

d. In the event of an exchange, permission is hereby given to the Broker to represent such parties as Broker may deem appropriate and collect compensation from them provided that there is full disclosure to all parties. If completion of sale is prevented by default of Seller, or the refusal of Seller to accept an offer in accordance with the price and terms of this Agreement, then upon event, Broker is authorized to take any action reasonably necessary to collect said commission. If completion of sale is prevented by a party to the transaction other than Seller, Broker may collect its commission only if and when Seller collects damages by suit or otherwise, and then in an amount not less than one-half of the damages recovered, but not to exceed the above compensation after first deducting title expenses, escrow expenses and the expenses of collections if any.

e. Broker is authorized to cooperate and divide with other brokers the above compensation in any manner acceptable to Broker. Seller hereby irrevocably assigns to Broker the funds and proceeds of Seller in escrow equal to the above compensation. In the event any sum of money due under this Agreement remains unpaid for a period of thirty (30) days, such sum shall bear interest at the rate of (12) percent per annum from the due date until paid.

6. DEPOSIT: Broker is authorized to accept on Seller's behalf a deposit to be applied toward purchase price or lease. Said deposit shall be held by: (SELECT ONE) ☒ Escrow -OR- ☐ Broker -OR- ☐ Other_____.

7. AGENCY RELATIONSHIP:

a. Broker warrants that he holds a current, valid Nevada real estate license. Broker shall act as the agent of the Seller and may also assign or designate a licensee of the Broker who shall act as the representative of the Seller in any resulting transaction.

b. Depending upon the circumstances, it may be necessary or appropriate for the designated licensee to act as agent for both Seller and Buyer, exchange parties, or one or more additional parties. If applicable, Broker

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 2 of 8

and the designated licensee shall disclose to Seller any election to act as an agent representing more than one party and obtain the written Consent To Act Form signed by all parties to the transaction.

c. Broker may also have licensees in its company who are agents of the Buyer who may show and negotiate an offer to purchase Seller's Property. In this event, the licensees who represent the Buyer will only represent the Buyer in the transaction with all duties owed to the Buyer and not the Seller. This, therefore, does not require a Consent To Act Form.

8. REQUIRED DISCLOSURES:

a. Unless exempt under NRS chapter 113, Seller shall truthfully complete and sign a Seller's Real Property Disclosure Statement concerning the condition of the Property. Seller shall update the Seller's Real Property Disclosure as necessary.

b. If the Property is or has been the subject of a construction defect claim, whether litigated or not, Seller shall provide the disclosure required by NRS 40.688.

c. If the Property was built prior to 1978, Seller shall complete the Disclosure of Information on Lead-Based Paint Hazards in accordance with Federal Regulations.

d. Seller acknowledges receipt of the Residential Disclosure Guide: Seller(s) Initials JS []

9. INDEMNIFICATION: Seller agrees to save, defend, and hold Broker, GLVAR, and the MLS harmless from all claims, disputes, litigation, and/or judgments arising from (i) any misrepresentation, breach of warranty or breach of a promise by Seller in this Listing Agreement (ii) any incorrect information supplied by Seller, (iii) any facts concerning the Property not disclosed by Seller, including any facts known to Seller relating to adverse conditions or latent defects, (iv) the use of a keybox, or (v) any injury or damage to persons or property in connection with the marketing or showing of the Property. This indemnification shall survive Broker's performance and any transfer of title.

10. FAIR HOUSING: Broker shall offer the Property for sale or lease without regard to race, color, religion, sex, national origin, age, gender identity or expression, familial status, sexual orientation, ancestry, or handicap and any other current requirements of federal or state fair housing laws.

11. COMMON INTEREST COMMUNITY: The Property x is -OR- _____ is not located within a Common Interest Community (CIC). If yes, please complete the following:

Name of CIC(s): Summerlin South - Master HOA
 Telephone: 702-791-4600 Dues: 43.00 payable x monthly -OR- _____ quarterly
 Seller x is -OR- _____ is not current on all dues and assessments.
 Name of CIC(s): The Ridges Master
 Telephone: _____ Dues: 235.00 payable x monthly -OR- _____ quarterly
 Seller x is -OR- _____ is not current on all dues and assessments.
 Name of CIC(s): The Ridges Sub Association - Falcon Ridge (12 Month Credit for 2017)
 Telephone: _____ Dues: 145.00 payable x monthly -OR- _____ quarterly
 Seller x is -OR- _____ is not current on all dues and assessments.

If the Property is located within a CIC, Seller acknowledges and agrees to obtain (at Seller's own expense as required by NRS 116.4109) and/or provide the information required by NRS 116.4109 and 116.41095 to Broker for delivery to Buyer.

12. SPECIAL ASSESSMENTS: The Property x is -OR- _____ is not subject to special government assessments, such as SID and LID. (For information please go to: www.amgnv.com)
 If yes, please complete the following:

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17
 Page 3 of 8

© 2017 Greater Las Vegas Association of REALTORS®

145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188

189
190
191
192
193

InstanetFORMS®
JA000874

17. MEDIATION: The Broker and Seller agree to negotiate in good faith in an effort to resolve any dispute related to this Listing Agreement that may arise between the parties. If the dispute cannot be resolved by negotiation, the dispute will be submitted to mediation. The parties to the dispute will mediate at GLVAR in accordance with the standards of practice of the National Association of REALTORS® and GLVAR's rules of procedure. Seller and Broker will share the costs of mediation equally. By initialing below, the parties confirm that they have read and understand this section and voluntarily agree to the provisions thereof. **Seller(s) Initials**

JS **JS** **Broker Initials**

18. MULTIPLE LISTING SERVICE (MLS): Broker is a participant of THE GREATER LAS VEGAS ASSOCIATION OF REALTORS® (GLVAR) Multiple Listing Service (MLS), and the listing information will be provided to the MLS to be published and disseminated to its Participants and Subscribers in accordance with its Rules and Regulations and Sections 20 and 21 herein, unless Seller signs Instruction to Exclude. Broker is authorized to cooperate with other real estate Brokers, and to report the sale, its price, terms and financing for the publication, dissemination information and use by authorized Association members, MLS Participants and Subscribers.

19. ADVERTISING: Seller acknowledges that, unless Seller signs photo exclusion, photographs of the Property may be taken for publication in the MLS computer system. Subject to Section 20, Seller agrees that the Property may be advertised in any and all formats of media including but not limited to electronic and print advertising. Should Seller provide photographs of the Property, Seller warrants and represents that Seller has the ownership rights to said photographs and by providing said photographs irrevocably assigns any and all ownership rights to the Broker. Seller further acknowledges that once images are placed on the Internet, neither the Broker nor the Seller have control over who can view such images and what use viewers may make of the images or how long such images may remain on the internet.

Seller acknowledges that prospective buyers and/or other persons coming on to the property may take photographs, video and/or other images of the property. Seller understands that Broker does not have the ability to control or block the taking of and use of images by such persons. Once the images are taken and or put into electronic display on the Internet or otherwise published neither the Broker nor the Seller has control over how such images are used.

20. SELLER OPT OUTS: Seller further understands and acknowledges that MLS will disseminate the Property's listing information to those MLS brokers and agents (and/or their web vendors) who operate Internet sites, as well as other online providers, and that such sites are generally available to the public. Some, but not all, of these websites may include a commentary section where consumers may include reviews and comments about the Property in immediate conjunction with the listing (blogging), or provide a link to the comments. In addition, some, but not all, of these websites may display an automated estimate of the market value of the Property in immediate conjunction with the listing, or provide a link to the estimate. Seller can instruct Broker to have the MLS not display the property on the Internet. Seller also can instruct the MLS to not display the Property address on the Internet. Seller understands that these opt outs would mean consumers searching for listings on the Internet may not see the Property or the Property's address in response to their search.

Seller may opt-out of any of the following features by initialing the appropriate space(s) below:

- a. _____ I/we have advised the Broker that I/we **DO NOT** want a **commentary section** displayed or linked to the listed Property (the site operator may indicate that the feature was disabled at the request of the seller).
- b. _____ I/we have advised the Broker that I/we **DO NOT** want an **automated estimate of value** displayed or linked to the listed Property (the site operator may indicate that the feature was

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: **JS** /

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 5 of 8

disabled at the request of the seller). *Please note that this automated estimate of value restriction applies to VOW offices only. Virtual Office Websites ("VOWs") are Internet sites operated by MLS Participant Brokers through which they establish relationships and work with clients and customers in cyberspace in ways similar to how real estate professionals interact with clients and customers in a "brick and mortar" environment. This restriction does not apply to automated estimates of value created by non-MLS Participant websites.

—OR— JS _____ Seller does **NOT** opt out of any of the above.

21. USE OF LISTING CONTENT: Seller acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the Property provided by Seller to Broker or Broker's agent (the "Broker Listing Content") and any changes thereto, may be filed with MLS, included in compilations of listings, and otherwise distributed, publicly displayed and reproduced in any medium. Seller hereby grants to Broker a non-exclusive, irrevocable, worldwide, royalty-free license to use, sublicense through multiple tiers, publish, display, and reproduce the Broker Listing Content, to prepare derivative works of the Broker Listing Content, and to distribute the Broker Listing Content or any derivative works thereof in any medium. This non-exclusive license shall survive the termination of this Agreement for any reason whatever. Seller represents and warrants to Broker that the Broker Listing Content, and the license granted to Broker for the Broker Listing Content, do not violate or infringe upon the rights, including any copyright rights, of any person or entity. Seller acknowledges and agrees that as between Seller and Broker, all Broker Listing Content is owned exclusively by Broker, and Seller has no right, title or interest in or to any Broker Listing Content.

22. NEVADA LAW: This Agreement is executed and intended to be performed in the State of Nevada, and the laws of Nevada shall govern its interpretation and effect. The parties agree that the State of Nevada, and the county in which the Property is located, is the appropriate judicial forum for any litigation, related to this Agreement.

23. ENTIRE CONTRACT: All prior negotiations and agreements between the parties are incorporated in this Agreement, which constitutes the entire contract. Its terms are intended by the parties as a final, complete, and exclusive expression of their agreement with respect to its subject matter and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. This Agreement and any supplement, addendum, or modification, including any photocopy or facsimile, may be executed in two or more counterparts, all of which shall constitute one and the same writing. The terms of this Agreement may not be amended, modified or altered except through a written agreement signed by all of the parties hereto. **The parties agree that an MLS Change Order signed by Broker and Seller shall act as a valid written addendum to this Agreement.**

24. PARTIAL INVALIDITY: In the event that any provision of this Agreement shall be held to be invalid or unenforceable, such ruling shall not affect the validity or enforceability of the remainder of the Agreement in any respect whatsoever.

25. ATTORNEY'S FEES: In the event suit is brought by either party to enforce this Agreement, the prevailing party is entitled to court costs and reasonable attorney's fees. If Broker hires an attorney to enforce the collection of any commission payable pursuant to this Listing Agreement, and is successful in collecting some or all of such commission without commencing any action or proceeding, Seller agrees to pay such broker's reasonable attorneys' fees and costs and Seller agrees to pay interest at the legal rate on all compensation and other amounts owned or due to Broker from the time due until paid in full.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: JS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17
Page 6 of 8

© 2017 Greater Las Vegas Association of REALTORS®

26. WARRANTY OF OWNERSHIP: Seller warrants that Seller is the sole owner of the Property or has the authority to execute this Agreement. By signing below Seller acknowledges that Seller has read and understands this Agreement and agrees to the terms thereof.

27. FORECLOSURE: Seller understands that failure to make loan payments may result in foreclosure of the Property by a mortgage holder and/or lien holder. Information regarding the foreclosure or litigation status of a property is available from the County Recorder where the Property is located. Seller represents that at the time of this listing (complete parts a and b):

a. A Notice of Default (Breach) and Election to Sell ☒ has not –OR– ☐ has (date: _____) been recorded against the Property. **If a Notice of Default has not been recorded against the Property as of the date of this Agreement, Seller agrees to notify Broker within five (5) business days of receipt of such a notice.** Seller understands that the recording of a Notice of Default begins a statutory foreclosure period, which varies in duration. At the end of the foreclosure period, the Property typically will be sold at a Trustee's Sale (foreclosure sale) and Seller will lose all rights and interest in the Property.

b. Seller ☒ has not –OR– ☐ has (date: _____) been served with a Summons and Complaint from Lender seeking to foreclose the property in court. The Parties understand that the filing and service of a Summons and Complaint begins a judicial foreclosure process which varies in duration, and which may result in a judgment against Seller. The judgment will typically be enforced through a foreclosure sale conducted by the Sheriff for the county where the Property is located and Seller will lose all rights and interest in the Property.

c. Seller understands that if the Property is not sold to a buyer before a foreclosure sale of the Property, Seller will lose all rights and interest in the Property. Seller understands that Broker cannot stop a foreclosure. Seller(s) Initials [JS] []

28. SIGNATURES: This Agreement may be signed by the parties manually or electronically (digitally) and on more than one copy, which, when taken together, each signed copy shall be read as one complete form. Facsimile signatures may be accepted as original.

29. RECOMMENDATIONS: If Broker recommends a builder, contractor, escrow company, title company, pest control service, appraiser, lender, home inspection company or home warranty company or any other person or entity to Seller for any purpose, said recommendation shall be independently investigated and evaluated by Seller, who hereby acknowledges that any decision to enter into any contractual arrangement with any such person or entity recommended by Broker will be based solely upon such independent investigation.

30. DEFAULT: If Seller materially breaches this Listing, Seller is in default and will be liable to Broker for the amount of the Broker's fee specified in Section 5 and any other fees Broker is entitled to receive under this Agreement. If a sales price is not determinable in the event of an exchange or breach of this Listing, the Listing Price will be the sales price for purposes of computing Broker's fee. If Broker breaches this Agreement, Broker is in default and Seller may exercise any remedy at law.

31. BINDING EFFECT: Seller's obligation to pay Broker an earned fee is binding upon Seller and Seller's heirs, administrators, executors, successors and permitted assignees.

32. JOINT AND SEVERAL: All Sellers executing this Listing are jointly and severally liable for the performance of all its terms.

33. TIME OF ESSENCE: Time is of the essence of this Agreement and each of its terms.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: [JS] /

Exclusive Right (ER) Listing Agreement Rev. 06.17

© 2017 Greater Las Vegas Association of REALTORS®

Page 7 of 8

34. ADDITIONAL TERMS:

THE PRE-PRINTED PORTION OF THIS AGREEMENT HAS BEEN APPROVED BY THE GREATER LAS VEGAS ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OR THE TAX CONSEQUENCES THEREOF. FOR LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

By signing below, Seller consents to receive transmissions sent from Broker to the e-mail address(es) set forth. Seller agrees to keep Broker advised of his/her address and telephone number (or a number where they may be reached within 24 hours) at all times during the term of this Agreement.

SELLER:

Date 09/18/2017 Telephone 702-249-9219 E-Mail TVS@TSwansonMD.com
 Seller's Signature Todd Swanson, Co-Trustee Seller's Signature _____
 Printed Name: Byons Development LLC Printed Name: _____
 Address 42 Meadowhawk Lane City Las Vegas State NV Zip 89135-5201

BROKER:

Company BHHS Nevada Properties
 Address 1215 S. Fort Apache Road #210 City Las Vegas State NV Zip 89117
 Telephone 702-315-0223 FAX 702-317-3823 E-Mail Ivan@shapiroandsher.com
 Designated Licensee Signature Ivan G. Sher License No. BS.0046822
 Printed Name: Ivan G. Sher Licensee's Telephone: 702-400-2400
 Broker's Signature [Signature] Date: 09/18/2017
 Printed Name: Forrest Barbee License No. B.0055676

AN EXCLUSIVE BROKERAGE AGREEMENT MUST BE SIGNED BY THE BROKER TO BE VALID

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: PS / _____

Exclusive Right (ER) Listing Agreement Rev. 06.17
 Page 8 of 8

© 2017 Greater Las Vegas Association of REALTORS®

Communication Log

Property Address: 42 Meadowhawk Ln, Las Vegas, NV 89135
Seller(s): Todd Swanson
Buyer(s): Joseph & Nicole Folino
Seller's Agent: Ivan Sher
MLS No.: 1935003
APN No.:

Year Built: 2015
Listing Price: \$3,199,000.00
Sales Price: \$3,000,000.00
Contract Acceptance Date: 10/22/2017
Estimated Closing Date: 11/21/2017
Escrow/Closing No.:

Date/Time	Who	To
11/21/2017	Tresa Pena	
DOC VIEW : Listing Document: SRPD viewed.		
11/21/2017	Samantha Semore	
DOC VIEW : Transaction Document: Final_SS viewed.		
11/21/2017	Samantha Semore	
DOC VIEW : Transaction Document: Wire viewed.		
11/21/2017	Samantha Semore	
DOC VIEW : Transaction Document: 42_Meadowhawk_Lane viewed.		
11/21/2017	Samantha Semore	
DOC VIEW : Transaction Document: Final_SS viewed.		
11/21/2017	Samantha Semore	
DOC VIEW : Transaction Document: Wire viewed.		
11/21/2017	Samantha Semore	
DOC VIEW : Transaction Document: 42_Meadowhawk_Lane viewed.		
11/21/2017	Linda Hayes	
ARCHIVE : close		
11/21/2017	Linda Hayes	
TXN : Transaction Closed		
11/21/2017	Ivan Sher	
EML REC : 42 Meadowhawk Ln Las Vegas, NV 89135		
11/21/2017	lindah@bhhsnv.com	brokeragereview@bhhsnv.com
EML OUT : Email Sent to these user(s) To:brokeragereview@bhhsnv.com 01---- Final Close Review--- Ivan Sher ---- Close No Holds		
11/21/2017	Linda Hayes	
CHK NOTE : Document against checklist Closing Report/Team Disbursement/Variance approved		
11/21/2017	Linda Hayes	
DOC VIEW : Transaction Document: 42_Meadowhawk_Lane viewed.		
11/20/2017	Ivan Sher	
DOC ASN : Transaction Document: 42_Meadowhawk_Lane Assigned.		
11/20/2017	Ivan Sher	
DOC ADD : Transaction Document: 42_Meadowhawk_Lane Uploaded.		
11/20/2017	Ivan Sher	
UPDATED : Agent Updated through Email with Custom Note: Need Close Report 11/20/2017		
11/20/2017	Linda Hayes	

JA000879

CHK NOTE : Document against checklist Settlement Statement approved

11/20/2017 Linda Hayes

DOC VIEW : Transaction Document: **Final_SS** viewed.

11/20/2017 Linda Hayes

CHK NOTE : Document against checklist Copy of Commission Check-BAC Check or Wire Stmt approved

11/20/2017 Linda Hayes

DOC VIEW : Transaction Document: **Wire** viewed.

11/20/2017 Linda Hayes

CHK NOTE : Document against checklist SRPD --Signed Seller & Buyer approved

11/20/2017 Linda Hayes

DOC VIEW : Transaction Document: **SRPD** viewed.

11/20/2017 Linda Hayes

CHK NOTE : Document against checklist MLS Printout (Showing Status Change S) approved

11/20/2017 Linda Hayes

DOC VIEW : Transaction Document: **MLS_S** viewed.

11/20/2017 Ivan Sher

DOC ASN : Transaction Document: **MLS_S** Assigned.

11/20/2017 Ivan Sher

DOC ADD : Transaction Document: **MLS_S** Uploaded.

11/20/2017 Ivan Sher

Jill Berni

INBOXEML : Office Inbox notified of **Copy of Commission Check-BAC Check or Wire Stmt** being uploaded.

11/20/2017 Ivan Sher

DOC ASN : Transaction Document: **Wire** Assigned.

11/20/2017 Ivan Sher

DOC ADD : Transaction Document: **Wire** Uploaded.

11/20/2017 Ivan Sher

Jill Berni

INBOXEML : Office Inbox notified of **Settlement Statement** being uploaded.

11/20/2017 Ivan Sher

DOC ASN : Transaction Document: **Final_SS** Assigned.

11/20/2017 Ivan Sher

DOC ADD : Transaction Document: **Final_SS** Uploaded.

11/20/2017 Ivan Sher

DOC ASN : Transaction Document: **SRPD** Assigned.

11/20/2017 Ivan Sher

DOC ADD : Transaction Document: **SRPD** Uploaded.

11/07/2017 Ivan Sher

UPDATED : Agent Updated through Email with Custom Note: L/L/S 11/07/2017

11/07/2017 Ivan Sher

UPDATED : Agent Updated through Email with Custom Note: Please re upload PDF will not open on My side 11/07/2017 Listing agreement cannot process

11/07/2017 Linda Hayes

JA000880

CHK NOTE : Document against checklist Wire , and CyberSpam (Seller) approved
11/07/2017 Linda Hayes

DOC VIEW : Transaction Document: **Wire_Fraud** viewed.
11/07/2017 Linda Hayes

CHK NOTE : Document against checklist Purchasers Receipt of Common Interest Community approved
11/07/2017 Linda Hayes

DOC VIEW : Transaction Document: **CIC_Receipt** viewed.
11/07/2017 Linda Hayes

CHK NOTE : Document against checklist Counter Offer(s) approved
11/07/2017 Linda Hayes

DOC VIEW : Transaction Document: **Counter_2_Folino** viewed.
11/07/2017 Linda Hayes

CHK NOTE : Document against checklist Addendum to Purchase Agreement approved
11/07/2017 Linda Hayes

DOC VIEW : Transaction Document: **Addendum_2_FE** viewed.
11/07/2017 Linda Hayes

CHK NOTE : Document against checklist MLS Printout (Showing Status Change C or P) approved
11/07/2017 Linda Hayes

DOC VIEW : Transaction Document: **MLS_C** viewed.
11/07/2017 Linda Hayes

CHK NOTE : Document against checklist Residential Purchase Agreement approved
11/07/2017 Linda Hayes

DOC VIEW : Transaction Document: **Purchase_Agreement_Folino** viewed.
11/06/2017 Ivan Sher

DOC ASN : Transaction Document: **Wire_Fraud** Assigned.
11/06/2017 Ivan Sher

DOC ADD : Transaction Document: **Wire_Fraud** Uploaded.
11/06/2017 Ivan Sher

DOC ASN : Transaction Document: **CIC_Receipt** Assigned.
11/06/2017 Ivan Sher

DOC ADD : Transaction Document: **CIC_Receipt** Uploaded.
11/06/2017 Ivan Sher

DOC ASN : Transaction Document: **Addendum_2_FE** Assigned.
11/06/2017 Ivan Sher

DOC ADD : Transaction Document: **Addendum_2_FE** Uploaded.
11/06/2017 Ivan Sher

DOC ASN : Transaction Document: **Addendum_1_FE** Assigned.
11/06/2017 Ivan Sher

DOC ADD : Transaction Document: **Addendum_1_FE** Uploaded.
11/06/2017 Ivan Sher

DOC ASN : Transaction Document: **Counter_1_Folino** Assigned.
11/06/2017 Ivan Sher

DOC ADD : Transaction Document: **Counter_2_Folino** Uploaded.
11/06/2017 Ivan Sher

DOC ASN : Transaction Document: **Counter_1_Folino** Assigned.
11/06/2017 Ivan Sher

DOC ADD : Transaction Document: **Counter_1_Folino** Uploaded.
11/06/2017 Ivan Sher

DOC ASN : Transaction Document: **MLS_C** Assigned.
11/06/2017 Ivan Sher

DOC ADD : Transaction Document: **MLS_C** Uploaded.
11/06/2017 Ivan Sher

DOC ASN : Transaction Document: **Purchase_Agreement_Folino** Assigned.
11/06/2017 Ivan Sher

DOC ADD : Transaction Document: **Purchase_Agreement_Folino** Uploaded.
11/06/2017 Ivan Sher

TXN : Gross office commission has been added \$90000.00
11/06/2017 Ivan Sher Ashley Oakes-lazosky

CONTACT : Contact Updated.
11/06/2017 Ivan Sher Joseph & Nicole Folino

CONTACT : Contact Updated.
11/06/2017 Ivan Sher Taci Grandlund

CONTACT : Contact Updated.
11/06/2017 Ivan Sher Todd Swanson

CONTACT : Contact Updated.
11/06/2017 Ivan Sher Troy Buckler

CONTACT : Contact Updated.
11/06/2017 Ivan Sher Troy Buckler

CONTACT : New contact added.
11/06/2017 Ivan Sher Ashley Oakes-lazosky

CONTACT : New contact added.
11/06/2017 Ivan Sher Taci Grandlund

CONTACT : New contact added.
11/06/2017 Ivan Sher Joseph & Nicole Folino

CONTACT : New contact added.
11/06/2017 Ivan Sher

TXN : Transaction detail updated.
11/06/2017 Ivan Sher

TXN : New Transaction Added by Listing

GLVAR	Single Family Residential			Ownership	SFR	10/24/2017 11:21 AM	
ML#	1935003	Offc	AMEG24	PubID	096090	Status	C
Address	42 / MEADOWHAWK / Lane			Unit		StatusUpdate	
Building #		Bldr/Manf		Model		CondoCnv	
County	CLARK	Parcel#	164-14-414-014	Zoning	SINGLE	Studio	
Cmnty	RIDGES	Subdiv	SUMMERLIN VILLAGE 18 RIDGES PA	City/Town	Las Vegas	YrBuilt	2015/RE
Assoc/Comm Feat Desc		Clubhouse, COMMUNITY Golf, COMMUNITY Pool, Country Club, Gated, Guard Gated, Tennis				State	NV
Elem K-2	GOOL	Elem 3-5	GOOL	YrRound	N	Junior	FERT
				Highsch	DURA	Subdiv#	
				CensTrct	5842	MetroMap	51-C6

PROPERTY INFORMATION				#Baths	FB	3/4	HB	Tot	
Bldg Desc	3STORY	Prop Desc	CUSTOM		6	0	1	7	
Type	DETACHD	Conv							
Roof	FLAT	Unit Desc		#Bedrms	5	#Den/Oth	2	#Loft	1
Garage	4/ATTACHD, AUTODR, ENTRYHS, EPXFLR			Converted Garage	N	Prkng Desc			
AppxLivArea	6,633	#Acres +/-	0.310	Lot SqFt	13,504	Lot Desc	1/4 to 1 Acre	Carports	0
ApprxAddLivArea				ApprxTotalLivArea	6,633	ConvertRealProp			
Manuf		Length		Width			MH-YrBlt		
PvSpa	Yes/INGRD, OUTDOOR			PvPool	Y/DISEDGE, POOLSPA		Pool Size +/-		

Dir The Ridges - Falcon Ridge: From 215 & Town center, w on Desert Inn, S on Flamingo, Right into The Ridges

Public Remarks Nestled in Falcon Ridge subdivision, this exceptional custom home was constructed and completed by Award Winning Custom Home builder Blue Heron, Spring 2015. This tri-level custom beauty boasts 6,633 sqft of country club living, 5 bedrooms, 7 baths, 4 car garage, dedicated his/her office, game room/theater and Control 4 entire home automation. Please call today for a private tour of this ready for immediate move-in showcase home.

Ag/Ag Remarks Financials require prior to showings. Send all showing inquiries to showings@shapiroandsher.com and offers to offers@shapiroandsher.com Buyer/Agent to verify all information.

Master Bedroom			18x20	DNSTRS, WICLOS			Master Bath			DBLSNK, SEPSHW, SEPTUB, STEAM		
2nd Bedroom			17x14	CEILFN, CEILIT, DNSTRS, WICLOS, WBATH			3rd Bedroom		13x13	CEILFN, CEILIT, UPSTRS, WICLOS, WBATH		
4th Bedroom			17x14	CEILFN, CEILIT, UPSTRS, WICLOS, WBATH			5th Bedroom		17x17	CEILFN, CEILIT, UPSTRS, WICLOS, WBATH		
Den			14x12	CEILFN								
MBR Down?		Y	Bed Dn		Y	Ba Dn	Y	Ba Dn Desc.		1/2		
Constrctn							Furnished	Desc				
Refrg	Y	Dispos	Y	Dishw	Washer Inc	N	Dryer Inc	N	DryerUtil	B	Location	1STFLR, ROOM
OthApplnces		MICROWV, WINEREF										
Interior		CEILFN, WINDOWCOV										
Firepl		1/GAS					Oven Desc	COKTOPG, DBLOVNG				
Firepl Loc		GREATRM					Flooring	CERAMIC, HRDWOOD				
House Face		South					Fence	P/STUCCO				
Exterior		BYARDAC, BALCONY, BITOBBQ, COURTYD, CVPATIO							Equest	NONE		
Landscap		DESERT, LAWNRR							Miscel	NONE		
Heat Sys		2PLUSUNITS, CENTRAL, PRGTHR				HtFuel	GAS			Water	PUBLIC	
Cool Sys		2UNITSPLUS, CENTRAL				CLFuel	GAS	Grd Mounted		Sewer	PUBLIC	
Utility Info		UNDGRND				Energy	DUALPNE			Sol Elec	None	

VOW/FINANCIAL/LISTING OFFICE INFORMATION				Internet	Y	Public Address	Y	AVM	Y	Commentary	Y
AsscFee	Y	AssocName	The Ridges	Assoc Ph	702-791-4600			Mast Plan Fee	\$43/M		
AsscFee1	\$380/M	AsscFee2		Assessmt	N			Assessment Amt			
Assoc Fee Includes	REC, SECURT			SID/LID?	N	SID/LID		SID/LID Ann			
Earn Dep	\$150,000	Ann Tax	\$17,811	Court App	N	Short Sale	N	Foreclo	N	Repo/REO	N
Finance Consid	CASH, CONV, FHA			FIRPTA?	N	NOD		Rent		Poss	COE
Lockbox	N	LockboxLocation		TempOffMktStatus				T Status Date			
L/Agent	Ivan G Sher	L/Aph	702-315-0223	REALTOR	Y	PhotExcl		LeaseEnd			
Office	BHHS Nevada Properties	OffcPh	702-315-0223	Bonus SO		CoOp	3.000%	Flat Fee			
Off Add	1215 S Fort Apache Rd Ste 210, Las Vegas 89117	BrokerName	Forrest Barbee	Vr	N	Ex	N				
	-5491										

Agt Fax #		Email	ivan@shapiroandsher.com	VTour	Y	OwnLic	N
Contact		ContPh		Email	offers@shapiroandsher.com		
Resident	Call Agent	ResPh	702-315-0223	Occup	OWN	Power	ON
Showing	APPTLA/SEEAGTR	GateCode		Act DOM	25	AuctTyp	
ContDesc	FINANCING	ComboLB		GateCode2		AuctDt	
Book a Showing				OrigListPrice	\$3,199,000	ExpDt	03/19/2019
						WD	

Energy-Efficient/GREEN Information:
Green Building Certification No

CONTINGENT/PENDING/SOLD INFORMATION:							
Accept/Date	10/22/2017	EstClo/Date	11/21/2017	DaysListingtoClose		Orig L.Price	\$3,199,000
Sold Terms	CONV	ActClo/Date		BuyersAgtPublicID	204383	Sale Price	
Sellers Contrib		Prop Condition		Buyer Broker	VHFE	SP/SqFt	
OwnrCarry		Days On Market	25	Broker Office	Vegas Homes & Fine Estates, 1180 N Town Center Dr Ste 100, Las Vegas 89144		
Auction Buyer Premium				BuyerAgentName	Ashley Oakes-Lazosky/702-281-1198		
Addit Auction Sold Terms		Sale Type					

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.

Single Family Residential				SFR		11/20/2017 10:56 AM	
ML#	1935003	Offc	AMEG24	PubID	096090	Status	S
Address	42 /MEADOWHAWK		/Lane	Unit	StatusUpdate		
Building #		Bldr/Manf	Model			CondoCnv	
County	CLARK	Parcel #	164-14-414-014		Zoning	SINGLE	Studio
Cmnty	RIDGES	Subdiv	SUMMERLIN VILLAGE 18 RIDGES PA			City/Town	Las Vegas
Assoc/Comm	Feat Desc			Clubhouse, COMMUNITY Golf, COMMUNITY Pool, Country Club, Gated, Guard Gated, Tennis			Gated
							No
Elem K-2	GOOL	Elem 3-5	GOOL	YrRound	N	Junior	FERT
				Highsch	DURA	Subdiv#	
				CensTrct	5842	MetroMap	51-C6
PROPERTY INFORMATION				#Baths	FB	3/4	HB
Bldg Desc	3STORY	Prop Desc	CUSTOM		6	0	1
Type	DETACHD	Conv					
Roof	FLAT	Unit Desc		#Bedrms	5	#Den/Oth	2
Garage	4/ATTACHD, AUTODR, ENTRYHS, EPXFLR			Converted Garage	N	Prkng Des	
AppxLivArea	6,633	#Acres +/-	0.310	Lot SqFt	13,504	Lot Desc	1/4 to 1 Acre
ApprxAddLivArea				ApprxTotalLivArea	6,633		Carports
Manuf		Length		ConvertRealProp		MH-YrBlt	
PvSpa	Yes/INGRD, OUTDOOR	Width		PvPool	Y/DISEDGE, POOLSPA	Pool Size +/-	
Dir	The Ridges - Falcon Ridge: From 215 & Town center, w on Desert Inn, S on Flamingo, Right into The Ridges						
Public	Nestled in Falcon Ridge subdivision, this exceptional custom home was constructed and completed by Award						
Remarks	Winning Custom Home builder Blue Heron, Spring 2015. This tri-level custom beauty boasts 6,633 sqft of country club living, 5 bedrooms, 7 baths, 4 car garage, dedicated his/her office, game room/theater and Control 4 entire home automation. Please call today for a private tour of this ready for immediate move-in showcase home.						
Ag/Ag	Financials require prior to showings. Send all showing inquiries to showings@shapiroandsher.com and offers to						
Remarks	offers@shapiroandsher.com Buyer/Agent to verify all information.						
Master Bedroom	18x20	DNSTRS, WICLOS		Master Bath		DBLSNK, SEPSHW, SEPTUB, STEAM	
2nd Bedroom	17x14	CEILFN, CEILIT, DNSTRS, WICLOS, WBATH		3rd Bedroom	13x13	CEILFN, CEILIT, UPSTRS, WICLOS, WBATH	
4th Bedroom	17x14	CEILFN, CEILIT, UPSTRS, WICLOS, WBATH		5th Bedroom	17x17	CEILFN, CEILIT, UPSTRS, WICLOS, WBATH	
Den	14x12	CEILFN					
MBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.	1/2
Constrctn				Furnished	Desc		
Refrg	Y	Dispos	Y	Dishw	Washer Inc	N	Dryer Inc
OthApplnces	MICROWV, WINEREF						
Interior	CEILFN, WINDOWCOV			Oven Desc	COKTOPG, DBLOVNG		
Firepl	1/GAS			Flooring	CERAMIC, HRDWOOD		
Firepl Loc	GREATRM			Fence	P/STUCCO		
House Face	South			House Views	GOLFVW, MOUNTVW		
Exterior	BYARDAC, BALCONY, BITOBBQ, COURTYD, CVPATIO			Equest	NONE		
Landscape	DESERT, LAWNRR			Miscel	NONE		
Heat Sys	2PLUSUNITS, CENTRAL, PRGTHR			HtFuel	GAS		
Cool Sys	2UNITSPLUS, CENTRAL			CLFuel	GAS		
Utility Info	UNDGRND			Grd Mounted			
VOW/FINANCIAL/LISTING OFFICE INFORMATION				Internet	Y	Public Address	Y
AsscFee	Y	AssocName	The Ridges	Assoc Ph	702-791-4600	Mast Plan Fee	\$43/M
AsscFee1	\$380/M	AsscFee2		Assessmt	N	Assessment Amt	
Assoc Fee Includes	REC, SECURT			SID/LID?	N	SID/LID	
Earn Dep	\$150,000	Ann Tax	\$17,811	Court App	N	Short Sale	N
Finance Consid	CASH, CONV, FHA			FIRPTA?	N	NOD	
Lockbox	N	LockboxLocation		TempOffMktStatus		T Status Date	
L/Agent	Ivan G Sher			L/Aph	702-315-0223	REALTOR	Y
Office	BHHS Nevada Properties			OffcPh	702-315-0223	Bonus SO	
Off Add	1215 S Fort Apache Rd Ste 210, Las Vegas 89117			BrokerName	Forrest Barbee	CoOp	3.000%
	-5491					Vr	N
Ag Fax #		Email	ivan@shapiroandsher.com			VTour	Y
Contact		ContPh				OwnLic	N
Resident	Call Agent	ResPh	702-315-0223	Occup	OWN	AuctTyp	
Showing	APPTLA/SEEAGTR	GateCode		Act DOM	25	AuctDt	
ContDesc	ComboLB	GateCode2		OrigListPrice	\$3,199,000	ExpDt	03/19/2019
						WD	

Energy-Efficient/GREEN Information:
Green Building Certification No

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date	10/22/2017	EstClo/Date	11/21/2017	DaysListingtoClose	49 days	Orig L.Price	\$3,199,000
Sold Terms	CONV	ActClo/Date	11/17/2017	BuyersAgtPublicID	204383	Sale Price	\$3,000,000
Sellers Contrib	\$0	Prop Condition	EXCL	Buyer Broker	VHFE	SP/SqFt	\$452
OwnrCarry		Days On Market	25	Broker Office	Vegas Homes & Fine Estates, 1180 N Town Center Dr Ste 100, Las Vegas 89144		
Auction Buyer Premium				BuyerAgentName	Ashley Oakes-Lazosky/702-281-1198		
Addit Auction Sold Terms		Sale Type					

Presented by: Office Name
Report Data Error Anonymously

BHHS Nevada Properties

Agent Ivan G. Sher

JA000885

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.

GLVAR	Single Family Residential			Ownership	SFR	10/05/2017 2:32 PM					
ML#	1935003	Offc	AMEG24	PubID	096090	Status	A-ER	Area	502	L/Price	\$3,199,000
Address	42 / MEADOWHAWK / Lane			Unit		StatusUpdate				LP/SqFt	\$482
Building #		Bldr/Manf		Model				CondoCnv		Zip	89135
County	CLARK	Parcel#	164-14-414-014	Zoning	SINGLE			Studio		YrBuilt	2015/RE
Cmnty	RIDGES			Subdiv	SUMMERLIN VILLAGE 18 RIDGES PA			City/Town	Las Vegas	State	NV
Assoc/Comm Feat Desc					Clubhouse, COMMUNITY Golf, COMMUNITY Pool, Country Club, Gated, Guard Gated, Tennis					AgeRestrict	N
Elem K-2	GOOL	Elem 3-5	GOOL	YrRound	N	Junior	FERT	Highsch	DURA	Subdiv#	
								CensTrct	5842	MetroMap	51-C6
PROPERTY INFORMATION						#Baths	FB	3/4	HB	Tot	
Bldg Desc	3STORY		Prop Desc	CUSTOM			6	0	1	7	
Type	DETACHED		Conv								
Roof	FLAT			Unit Desc		#Bedrms	5	#Den/Oth	2	#Loft	
Garage	4/ATTACHD, AUTODR, ENTRYHS, EPXFLR					Converted Garage	N	Prkng Desc			
AppxLivArea	6,633	#Acres +/-	0.310	Lot SqFt	13,504	Lot Desc	1/4 to 1 Acre			Carports	
ApprxAddLivArea						ApprxTotalLivArea	6,633				
Manuf		Length		Width		ConvertRealProp		MH-YrBlt			
PvSpa	Yes/INGRD, OUTDOOR			PvPool	Y/DISEDGE, POOLSPA			Pool Size +/-			
Dir	The Ridges - Falcon Ridge: From 215 & Town center, w on Desert Inn, S on Flamingo, Right into The Ridges										
Public Remarks	Nestled in Falcon Ridge subdivision, this exceptional custom home was constructed and completed by Award Winning Custom Home builder Blue Heron, Spring 2015. This tri-level custom beauty boasts 6,633 sqft of country club living, 5 bedrooms, 7 baths, 4 car garage, dedicated his/her office, game room/theater and Control 4 entire home automation. Please call today for a private tour of this ready for immediate move-in showcase home.										
Ag/Ag Remarks	Financials require prior to showings. Send all showing inquiries to showings@shapiroandsher.com and offers to offers@shapiroandsher.com Buyer/Agent to verify all information.										
Master Bedroom	18x20	DNSTRS, WICLOS			Master Bath	DBLSNK, SEPSHW, SEPTUB, STEAM					
2nd Bedroom	17x14	CEILFN, CEILIT, DNSTRS, WICLOS, WBATH			3rd Bedroom	13x13	CEILFN, CEILIT, UPSTRS, WICLOS, WBATH				
4th Bedroom	17x14	CEILFN, CEILIT, UPSTRS, WICLOS, WBATH			5th Bedroom	17x17	CEILFN, CEILIT, UPSTRS, WICLOS, WBATH				
Den	14x12	CEILFN									
MBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.	1/2				
Constrctn						Furnished Desc					
Refrg	Y	Dispos	Y	Dishw	Washer Inc	N	Dryer Inc	N	DryerUtil	B	Location
OthApplnces	MICROWV, WINEREF										
Interior	CEILFN, WINDOWCOV										
Firepl	1/GAS										
Firepl Loc	GREATRM										
House Face	South			House Views	GOLFVW, MOUNTVW			Equest	NONE		
Exterior	BYARDAC, BALCONY, BITOBBQ, COURTYD, CVPATIO										
Landscap	DESERT, LAWNRR										
Heat Sys	2PLUSUNITS, CENTRAL, PRGTHR			HtFuel	GAS			Miscel	NONE		
Cool Sys	2UNITSPLUS, CENTRAL			CLFuel	GAS			Water	PUBLIC		
Utility Info	UNDGRND			Energy	DUALPNE			Sewer	PUBLIC		
								Soil Elec	None		
VOW/FINANCIAL/LISTING OFFICE INFORMATION											
AssocFee	Y	AssocName	The Ridges			Internet	Y	Public Address	Y	AVM	Y
AssocFee1	\$380/M	AssocFee2				Assoc Ph	702-791-4600	Mast Plan Fee	\$43/M		
Assoc Fee Includes	REC, SECURT			Assessmt	N			Assessment Amt			
Earn Dep	\$150,001Ann Tax	\$17,811	Court App	N	Short Sale	N	Foreclo	N	Repo/REO	N	Utig/Typ
Finance Consid	CASH, CONV, FHA			FIRPTA?	N			NOD	Rent	Poss	
Lockbox	N	LockboxLocation				TempOffMktStatus				T Status Date	
L/Agent	Ivan G Sher			L/Aph	702-315-0223			REALTOR	Y	PhotExcl	LeaseEnd
Office	BHHS Nevada Properties			OffcPh	702-315-0223			Bonus SO	CoOp	3.000%	Flat Fee
Off Add	1215 S Fort Apache Rd Ste 210, Las Vegas 89117-5491			BrokerName	Forrest Barbee			Vr	N	Ex	N
Agt Fax #		Email	ivan@shapiroandsher.com					VTour	Y	OwnLic	N
Contact		ContPh						Email	offers@shapiroandsher.com		
Resident	Call Agent	ResPh	702-315-0223			Occup	OWN	Power	ON	AuctTyp	
Showing	APPTLA/SEEAGTR	GateCode				Act DOM	6	AuctDt		ListDt	09/29/2017
ContDesc	ComboLB	GateCode2				OrigListPrice	\$3,199,000	ExpDt		WD	03/19/2019
Book a Showing											

Energy-Efficient/GREEN Information:
Green Building Certification No

Presented by: Office Name

BHHS Nevada Properties

Agent Ivan G. Sher

Report Data Error Anonymously

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

JA000887



RESIDENTIAL PURCHASE AGREEMENT

(Joint Escrow Instructions)

Date: 10/19/2017

Joseph Folino and Nicole Folino ("Buyer"), hereby offers to purchase
42 Meadowhawk Lane, Las Vegas, NV 89135 ("Property"), within the
city or unincorporated area of Las Vegas, County of Clark County, State of Nevada,
Zip 89135, A.P.N. # _____ for the purchase price of \$2,700,000
(two million seven hundred thousand dollars) ("Purchase Price") on the terms and conditions
contained herein: BUYER ☒ does ~~OR~~ ☐ does not intend to occupy the Property as a residence.

Buyer's Offer

1. FINANCIAL TERMS & CONDITIONS:

\$150,000 A. EARNEST MONEY DEPOSIT ("EMD") is ☐ presented with this offer ~~OR~~ ☒ wired to title
_____. Upon Acceptance, Earnest Money to be
deposited within one (1) business day from acceptance of offer (as defined in Section 23 herein) or 2
business days if wired to: ☒ Escrow Holder, ☐ Buyer's Broker's Trust Account, ~~OR~~ ☐ Seller's Broker's
Trust Account. (NOTE: It is a felony in the State of Nevada—punishable by up to four years in prison and a \$5,000
fine—to write a check for which there are insufficient funds. NRS 193.130(2)(d).)

\$ _____ B. ADDITIONAL DEPOSIT to be placed in escrow on or before (date) _____. The
additional deposit ☐ will ~~OR~~ ☐ will not be considered part of the EMD. (Any conditions on the additional
deposit should be set forth in Section 28 herein.)

\$2,160,000 C. THIS AGREEMENT IS CONTINGENT UPON BUYER QUALIFYING FOR A NEW LOAN:

☒ Conventional, ☐ FHA, ☐ VA, ☐ Other (specify) _____.

\$ _____ D. THIS AGREEMENT IS CONTINGENT UPON BUYER QUALIFYING TO ASSUME THE
FOLLOWING EXISTING LOAN(S):

☐ Conventional, ☐ FHA, ☐ VA, ☐ Other (specify) _____.

Interest: ☐ Fixed rate, _____ years ~~OR~~ ☐ Adjustable Rate, _____ years. Seller further agrees to
provide the Promissory Note and the most recent monthly statement of all loans to be assumed by Buyer
within FIVE (5) calendar days of acceptance of offer.

\$ _____ E. BUYER TO EXECUTE A PROMISSORY NOTE SECURED BY DEED OF TRUST PER TERMS
IN "FINANCING ADDENDUM" which is attached hereto.

\$390,000 F. BALANCE OF PURCHASE PRICE (Balance of Down Payment) in Good Funds to be paid prior to
Close of Escrow ("COE").

\$2,700,000 G. TOTAL PURCHASE PRICE. (This price DOES NOT include closing costs, prorations, or other fees
and costs associated with the purchase of the Property as defined herein.)

2. ADDITIONAL FINANCIAL TERMS & CONTINGENCIES:

A. NEW LOAN APPLICATION: Within 2 business days of Acceptance, Buyer agrees to (1) submit a
completed loan application to a lender of Buyer's choice and (2) furnish a preapproval letter to Seller based upon a standard
factual credit report and review of debt to income ratios. If Buyer fails to complete any of these conditions within the

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is
otherwise modified by addendum or counteroffer.

Buyer's Name: Joseph Folino and Nicole Folino

BUYER(S) INITIALS:

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

SELLER(S) INITIALS:

10/20/17	10/20/17

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

Page 1 of 10

applicable time frame, Seller reserves the right to terminate this Agreement. In such event, both parties agree to cancel the escrow and return EMD to Buyer. Buyer shall use Buyer's best efforts to obtain financing under the terms and conditions outlined in this Agreement.

B. APPRAISAL CONTINGENCY: Buyer's obligation to purchase the property is contingent upon the property appraising for not less than the Purchase Price. If after the completion of an appraisal by a licensed appraiser, Buyer receives written notice from the lender or the appraiser that the Property has appraised for less than the purchase price (a "Notice of Appraised Value") Buyer may attempt to renegotiate or cancel the RPA by providing written notice to the Seller (with a copy of the Appraisal) no later than 21 calendar days after Acceptance of the RPA; whereupon the EMD shall be released to the Buyer without the requirement of written authorization from Seller. **IF this Residential Purchase Agreement is not cancelled, in writing on or before the Appraisal Deadline, Buyer shall be deemed to have waived the appraisal contingency.**

C. LOAN CONTINGENCY: Buyer's obligation to purchase the property is contingent upon Buyer obtaining the loan referenced in Section 1(C) or 1(D) of the RPA unless otherwise agreed in writing. Buyer shall remove the loan contingency in writing, attempt to renegotiate, or cancel the RPA by providing written notice to the Seller no later than 26 calendar days after Acceptance of the RPA; whereupon the EMD shall be released to the Buyer without the requirement of written authorization from Seller. **IF this Residential Purchase Agreement is not cancelled, in writing on or before the Loan Contingency Deadline, Buyer shall be deemed to have waived the loan contingency.**

D. CASH PURCHASE: Within n/a business days of Acceptance, Buyer agrees to provide written evidence from a bona fide financial institution of sufficient cash available to complete this purchase. If Buyer does not submit the written evidence within the above period, Seller reserves the right to terminate this Agreement.

3. SALE OF OTHER PROPERTY: This Agreement ☒ is not **OR** ☐ is contingent upon the sale (and closing) of another property which address is _____.
Said Property ☐ is ☐ is not currently listed **OR** ☐ is presently in escrow with _____.
Escrow Number: _____ Proposed Closing Date: _____.

When Buyer has accepted an offer on the sale of this other property, Buyer will promptly deliver a written notice of the sale to Seller. If Buyer's escrow on this other property is terminated, abandoned, or does not close on time, this Agreement will terminate without further notice unless the parties agree otherwise in writing. If Seller accepts a bona fide written offer from a third party prior to Buyer's delivery of notice of acceptance of an offer on the sale of Buyer's property, Seller shall give Buyer written notice of that fact. Within three (3) calendar days of receipt of the notice, Buyer will waive the contingency of the sale and closing of Buyer's other property, or this Agreement will terminate without further notice. In order to be effective, the waiver of contingency must be accompanied by reasonable evidence that funds needed to close escrow will be available and Buyer's ability to obtain financing is not contingent upon the sale and/or close of any other property.

4. FIXTURES AND PERSONAL PROPERTY: The following items will be transferred, free of liens, with the sale of the Property with no real value unless stated otherwise herein. Unless an item is covered under Section 7(F) of this Agreement, all items are transferred in an "AS IS" condition. All EXISTING fixtures and fittings including, but not limited to: electrical, mechanical, lighting, plumbing and heating fixtures, ceiling fan(s), fireplace insert(s), gas logs and grates, solar power system(s), built-in appliance(s) including ranges/ovens, window and door screens, awnings, shutters, window coverings, attached floor covering(s), television antenna(s), satellite dish(es), private integrated telephone systems, air coolers/conditioner(s), pool/spa equipment, garage door opener(s)/remote control(s), mailbox, in-ground landscaping, trees/shrub(s), water softener(s), water purifiers, security systems/alarm(s);

The following additional items of personal property: all items per MLS, downstairs barstools and couch in media room.

5. ESCROW:

A. OPENING OF ESCROW: The purchase of the Property shall be consummated through Escrow ("Escrow"). Opening of Escrow shall take place by the end of one (1) business day after Acceptance of this Agreement ("Opening of Escrow"), at Chicago Title title or escrow company ("Escrow Company" or "ESCROW HOLDER") with Sandy Moursey ("Escrow Officer") (or such other escrow officer as Escrow Company may assign). Opening of Escrow shall occur upon Escrow Company's receipt of this fully accepted Agreement. ESCROW HOLDER is instructed to notify the Parties (through their respective Agents) of the opening date and

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name: Joseph Folino and Nicole Folino

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

BUYER(S) INITIALS:

SELLER(S) INITIALS:

<u>JS</u> 10/20/17	<u>JS</u> 10/20/17
-----------------------	-----------------------

Page 2 of 10

the Escrow Number.

B. EARNEST MONEY: Upon Acceptance, Buyer's EMD as shown in Section 1(A), and 1(B) if applicable, of this Agreement, shall be deposited pursuant to the language in Section 1(A) and 1(B) if applicable.

C. CLOSE OF ESCROW: Close of Escrow ("COE") shall be on or before:
30 days after acceptance (date). If the designated date falls on a weekend or holiday, COE shall be the next business day.

D. IRS DISCLOSURE: Seller is hereby made aware that there is a regulation that requires all ESCROW HOLDERS to complete a modified 1099 form, based upon specific information known only between parties in this transaction and the ESCROW HOLDER. Seller is also made aware that ESCROW HOLDER is required by federal law to provide this information to the Internal Revenue Service after COE in the manner prescribed by federal law.

6. TITLE INSURANCE: This Purchase Agreement is contingent upon the Seller's ability to deliver, good and marketable title as evidenced by a policy of title insurance, naming Buyer as the insured in an amount equal to the purchase price, furnished by the title company identified in Section 5(A). Said policy shall be in the form necessary to effectuate marketable title or its equivalent and shall be paid for as set forth in Section 8(A).

7. BUYER'S DUE DILIGENCE: Buyer's obligation is ☒ is not ☐ conditioned on the Buyer's Due Diligence as defined in this section 7(A) below. This condition is referred to as the "Due Diligence Condition" if checked in the affirmative, Sections 7 (A) through (C) shall apply; otherwise they do not. Buyer shall have 12 calendar days from Acceptance (as defined in Section 23 herein) to complete Buyer's Due Diligence. Seller agrees to cooperate with Buyer's Due Diligence. Seller shall ensure that all necessary utilities (gas, power and water) and all operable pilot lights are on for Buyer's investigations and through the close of escrow.

A. PROPERTY INSPECTION/CONDITION: During the Due Diligence Period, Buyer shall take such action as Buyer deems necessary to determine whether the Property is satisfactory to Buyer including, but not limited to, whether the Property is insurable to Buyer's satisfaction, whether there are unsatisfactory conditions surrounding or otherwise affecting the Property (such as location of flood zones, airport noise, noxious fumes or odors, environmental substances or hazards, whether the Property is properly zoned, locality to freeways, railroads, places of worship, schools, etc.) or any other concerns Buyer may have related to the Property. During such Period, Buyer shall have the right to conduct, non-invasive/non-destructive inspections of all structural, roofing, mechanical, electrical, plumbing, heating/air conditioning, water/well/septic, pool/spa, survey, square footage, and any other property or systems, through licensed and bonded contractors or other qualified professionals. Seller agrees to provide reasonable access to the Property to Buyer and Buyer's inspectors. Buyer agrees to indemnify and hold Seller harmless with respect to any injuries suffered by Buyer or third parties present at Buyer's request while on Seller's Property conducting such inspections, tests or walk-throughs. Buyer's indemnity shall not apply to any injuries suffered by Buyer or third parties present at Buyer's request that are the result of an intentional tort, gross negligence or any misconduct or omission by Seller, Seller's Agent or other third parties on the Property. Buyer is advised to consult with appropriate professionals regarding neighborhood or Property conditions, including but not limited to: schools; proximity and adequacy of law enforcement; proximity to commercial, industrial, or agricultural activities; crime statistics; fire protection; other governmental services; existing and proposed transportation; construction and development; noise or odor from any source; and other nuisances, hazards or circumstances. If Buyer cancels this Agreement due to a specific inspection report, Buyer shall provide Seller at the time of cancellation with a copy of the report containing the name, address, and telephone number of the inspector.

B. BUYER'S RIGHT TO CANCEL OR RESOLVE OBJECTIONS: If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 7, cancel the Residential Purchase Agreement by providing written notice to the Seller, whereupon the Earnest Money Deposit referenced in Section 1(A) shall be released to the Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 7, resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

C. FAILURE TO CANCEL OR RESOLVE OBJECTIONS: If Buyer fails to cancel the Residential Purchase Agreement or fails to resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 7, Buyer shall be deemed to have waived the Due Diligence Condition.

JS Buyer's Initials JS Buyer's Initials
10/20/17 10/20/17

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name: Joseph Folino and Nicole Folino

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

BUYER(S) INITIALS:

SELLER(S) INITIALS:

JS JS
10/20/17 10/20/17

Page 3 of 10

D. INSPECTIONS: Acceptance of this offer is subject to the following reserved right. Buyer may have the Property inspected and select the licensed contractors, certified building inspectors and/or other qualified professionals who will inspect the Property. Seller will ensure that necessary utilities (gas, power and water and all operable pilot lights) are turned on and supplied to the Property within two (2) business days after Acceptance of this Agreement, to remain on until COE. *It is strongly recommended that Buyer retain licensed Nevada professionals to conduct inspections.* If any inspection is not completed and requested repairs are not delivered to Seller within the Due Diligence Period, Buyer is deemed to have waived the right to that inspection and Seller's liability for the cost of all repairs that inspection would have reasonably identified had it been conducted, except as otherwise provided by law. The foregoing expenses for inspections will be paid outside of Escrow unless the Parties present instructions to the contrary prior to COE, along with the applicable invoice.

(Identify which party shall pay for the inspection noted below either: SELLER, BUYER, 50/50, WAIVED or N/A.)

Type	Paid By	Type	Paid By	Type	Paid By
Energy Audit	n/a	Fungal Contaminant Inspection	n/a	Well Inspection (Quantity)	n/a
Home Inspection	buyer	Mechanical Inspection	n/a	Well Inspection (Quality)	n/a
Termite/Pest Inspection	buyer	Pool/Spa Inspection	buyer	Wood-Burning Device/Chimney Inspection	n/a
Roof Inspection	n/a	Soils Inspection	n/a	Septic Inspection	n/a
Septic Lid Removal	n/a	Septic Pumping	n/a	Structural Inspection	n/a
Survey (type):		Other:		Other:	

E. CERTIFICATIONS: In the event an inspection reveals areas of concern with the roof, septic system, well, wood burning device/chimney or the possible presence of a fungal contaminant, Buyer reserves the right to require a certification. The expenses for certifications will be paid outside of Escrow unless the Parties present instructions to the contrary prior to COE (along with the applicable invoice). A certification is not a warranty.

F. BUYER'S REQUEST FOR REPAIRS: It is Buyer's responsibility to inspect the Property sufficiently as to satisfy Buyer's use. Buyer reserves the right to request repairs, based upon the Seller's Real Property Disclosure or items which materially affect value or use of the Property revealed by an inspection, certification or appraisal. Items of a general maintenance or cosmetic nature which do not materially affect value or use of the Property, which existed at the time of Acceptance and which are not expressly addressed in this Agreement are deemed accepted by the Buyer, except as otherwise provided in this Agreement. The Brokers herein have no responsibility to assist in the payment of any repair, correction or deferred maintenance on the Property which may have been revealed by the above inspections, agreed upon by the Buyer and Seller or requested by one party.

8. FEES, AND PRORATIONS (Identify which party shall pay the costs noted below either: SELLER, BUYER, 50/50, WAIVED or N/A.)

A. TITLE, ESCROW & APPRAISAL FEES:

Type	Paid By	Type	Paid By	Type	Paid By
Escrow Fees	50-50	Lender's Title Policy	buyer	Owner's Title Policy	seller
Real Property Transfer Tax	seller	Appraisal	buyer	Other: n/a	

B. PRORATIONS: Any and all rents, taxes, interest, homeowner association fees, trash service fees, payments on bonds, SIDs, LIDs, and assessments assumed by the Buyer, and other expenses of the property shall be prorated as of the date of the recordation of the deed. Security deposits, advance rentals or considerations involving future lease credits shall be credited to the Buyer. All prorations will be based on a 30-day month and will be calculated as of COE. Prorations will be based upon figures available at closing. Any supplementals or adjustments that occur after COE will be handled by the parties outside of Escrow.

C. PRELIMINARY TITLE REPORT: Within ten (10) business days of Opening of Escrow, Title Company shall provide Buyer with a Preliminary Title Report ("PTR") to review, which must be approved or rejected within five (5) business days of receipt thereof. If Buyer does not object to the PTR within the period specified above, the PTR shall be deemed accepted. If Buyer makes an objection to any item(s) contained within the PTR, Seller shall have five (5) business days after receipt of objections to correct or address the objections. If, within the time specified, Seller fails to have each such

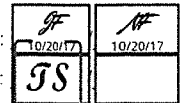
Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name: Joseph Folino and Nicole Folino

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

BUYER(S) INITIALS:

SELLER(S) INITIALS:



Page 4 of 10

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

exception removed or to correct each such objection, Buyer shall have the option to: (a) terminate this Agreement by providing notice to Seller and Escrow Officer, entitling Buyer to a refund of the EMD or (b) elect to accept title to the Property as is. All title exceptions approved or deemed accepted are hereafter collectively referred to as the "Permitted Exceptions."

D. LENDER AND CLOSING FEES: In addition to Seller's expenses identified herein, Seller will contribute \$zero to Buyer's Lender's Fees and/or Buyer's Title and Escrow Fees ☐ including ~~OR~~ ☐ excluding costs which Seller must pay pursuant to loan program requirements. Different loan types (e.g., FHA, VA, conventional) have different appraisal and financing requirements, which will affect the parties' rights and costs under this Agreement.

E. HOME PROTECTION PLAN: Buyer and Seller acknowledge that they have been made aware of Home Protection Plans that provide coverage to Buyer after COE. Buyer ☐ waives ~~OR~~ ☒ requires a Home Protection Plan with TBD. ☒ Seller ~~OR~~ ☐ Buyer will pay for the Home Protection Plan at a price not to exceed \$1200-. Buyer will order the Home Protection Plan. Neither Seller nor Brokers make any representation as to the extent of coverage or deductibles of such plans.

9. TRANSFER OF TITLE: Upon COE, Buyer shall tender to Seller the agreed upon Purchase Price, and Seller shall tender to Buyer marketable title to the Property free of all encumbrances other than (1) current real property taxes, (2) covenants, conditions and restrictions (CC&R's) and related restrictions, (3) zoning or master plan restrictions and public utility easements; and (4) obligations assumed and encumbrances accepted by Buyer prior to COE. Buyer is advised the Property may be reassessed after COE which may result in a real property tax increase or decrease.

10. COMMON-INTEREST COMMUNITIES: If the Property is subject to a Common Interest Community ("CIC"), Seller shall provide AT SELLER'S EXPENSE the CIC documents as required by NRS 116.4109 (collectively, the "resale package"). Seller shall request the resale package within two (2) business days of Acceptance and provide the same to Buyer within one (1) business day of Seller's receipt thereof.

- Pursuant to NRS 116.4109, Buyer may cancel this Agreement without penalty until midnight of the fifth (5th) calendar day following the date of receipt of the resale package. If Buyer elects to cancel this Agreement pursuant to this statute, he/she must deliver, via hand delivery or prepaid U.S. mail, a written notice of cancellation to Seller or his authorized agent.
- If Buyer does not receive the resale package within fifteen (15) calendar days of Acceptance, this Agreement may be cancelled in full by Buyer without penalty. Notice of cancellation shall be delivered pursuant to Section 24 of the RPA.
- Upon such written cancellation, Buyer shall promptly receive a refund of the EMD. The parties agree to execute any documents requested by ESCROW HOLDER to facilitate the refund. If written cancellation is not received within the specified time period, the resale package will be deemed approved. Seller shall pay all outstanding CIC fines or penalties at COE.

A. CIC RELATED EXPENSES: (Identify which party shall pay the costs noted below either: SELLER, BUYER, 50/50, WAIVED or N/A.)



Type	Paid By	Type	Paid By	Type	Paid By
CIC Demand	seller	CIC Capital Contribution	seller	CIC Transfer Fees	seller
Other:					

11. DISCLOSURES: Within five (5) calendar days of Acceptance of this Agreement, Seller will provide the following Disclosures and/or documents. Check applicable boxes.

- ☒ Seller Real Property Disclosure Form: (NRS 113.130) ☐ Open Range Disclosure: (NRS 113.065)
- ☒ Construction Defect Claims Disclosure: If Seller has marked "Yes" to Paragraph 1(d) of the Sellers Real Property Disclosure Form (NRS 40.688)
- ☐ Lead-Based Paint Disclosure and Acknowledgment: required if constructed before 1978 (24 CFR 745.113)
- ☐ Other: (list) _____

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name: Joseph Folino and Nicole Folino

BUYER(S) INITIALS:  

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

SELLER(S) INITIALS: 

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

Page 5 of 10

12. FEDERAL FAIR HOUSING COMPLIANCE AND DISCLOSURES: All properties are offered without regard to race, color, religion, sex, national origin, age, gender identity or expression, familial status, sexual orientation, ancestry, or handicap and any other current requirements of federal or state fair housing laws.

13. WALK-THROUGH INSPECTION OF PROPERTY: Buyer is entitled under this Agreement to a walk-through of the Property within 2 calendar days prior to COE to ensure the Property and all major systems, appliances, heating/cooling, plumbing and electrical systems and mechanical fixtures are as stated in Seller's Real Property Disclosure Statement, and that the Property and improvements are in the same general condition as when this Agreement was Accepted by Seller and Buyer. To facilitate Buyer's walk-through, Seller is responsible for keeping all necessary utilities on, including all operable pilot lights. If any systems cannot be checked by Buyer on walk-through due to non-access or no power/gas/water, then Buyer reserves the right to hold Seller responsible for defects which could not be detected on walk-through because of lack of such access or power/gas/water. The purpose of the walk-through is to confirm (a) the Property is being maintained (b) repairs, if any, have been completed as agreed, and (c) Seller has complied with Seller's other obligations. **If Buyer elects not to conduct a walk-through inspection prior to COE, then all systems, items and aspects of the Property are deemed satisfactory, and Buyer releases Seller's liability for costs of any repair that would have reasonably been identified by a walk-through inspection, except as otherwise provided by law.**

14. DELIVERY OF POSSESSION: Seller shall deliver the Property along with any keys, alarm codes, garage door opener/controls and, if freely transferable, parking permits and gate transponders outside of Escrow, upon COE. Seller agrees to vacate the Property and leave the Property in a neat and orderly, broom-clean condition and tender possession no later than ☒ **COE** -OR- ☐ _____. In the event Seller does not vacate the Property by this time, Seller shall be considered a trespasser in addition to Buyer's other legal and equitable remedies. Any personal property left on the Property after the date indicated in this section shall be considered abandoned by Seller.

15. RISK OF LOSS: Risk of loss shall be governed by NRS 113.040. This law provides generally that if all or any material part of the Property is destroyed before transfer of legal title or possession, Seller cannot enforce the Agreement and Buyer is entitled to recover any portion of the sale price paid. If legal title or possession has transferred, risk of loss shall shift to Buyer.



16. ASSIGNMENT OF THIS AGREEMENT: Unless otherwise stated herein, this Agreement is non-assignable unless agreed upon in writing by all parties.

17. CANCELLATION OF AGREEMENT: In the event this Agreement is properly cancelled in accordance with the terms contained herein, then Buyer will be entitled to a refund of the EMD. Neither Buyer nor Seller will be reimbursed for any expenses incurred in conjunction with due diligence, inspections, appraisals or any other matters pertaining to this transaction (unless otherwise provided herein or except as otherwise provided by law).

18. DEFAULT:

A. MEDIATION: Before any legal action is taken to enforce any term or condition under this Agreement, the parties agree to engage in mediation, a dispute resolution process, through GLVAR. Notwithstanding the foregoing, in the event the Buyer finds it necessary to file a claim for specific performance, this section shall not apply. Each party is encouraged to have an independent lawyer of their choice review this mediation provision before agreeing thereto. By initialing below, the parties confirm that they have read and understand this section and voluntarily agree to the provisions thereof.

BUYER(S) INITIALS:

 
10/20/17 10/20/17
12:34AM EDT 12:15AM EDT

SELLER(S) INITIALS:

B. IF SELLER DEFAULTS: If Seller defaults in performance under this Agreement, Buyer reserves all legal and/or equitable rights (such as specific performance) against Seller, and Buyer may seek to recover Buyer's actual damages incurred by Buyer due to Seller's default.

C. IF BUYER DEFAULTS: If Buyer defaults in performance under this Agreement, as Seller's sole legal recourse, Seller may retain, as liquidated damages, the EMD. In this respect, the Parties agree that Seller's actual damages would be difficult to measure and that the EMD is in fact a reasonable estimate of the damages that Seller would suffer as a result of Buyer's default. Seller understands that any additional deposit not considered part of the EMD in Section 1(B) herein will be immediately released by ESCROW HOLDER to Buyer.

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.





Buyer's Name: Joseph Folino and Nicole Folino

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

This form presented by Ashley Oakes-Lazosky | Vegas Homes & Fine Estates | 702-281-1198 |
ADMIN@VHFELV.COM

BUYER(S) INITIALS:  
SELLER(S) INITIALS:  

Page 6 of 10

InstantFORMS®

JA000893

Instructions to Escrow

19. **ESCROW:** If this Agreement or any matter relating hereto shall become the subject of any litigation or controversy, Buyer and Seller agree, jointly and severally, to hold ESCROW HOLDER free and harmless from any loss or expense, except losses or expenses as may arise from ESCROW HOLDER'S negligence or willful misconduct. If conflicting demands are made or notices served upon ESCROW HOLDER with respect to this Agreement, the parties expressly agree that Escrow is entitled to file a suit in interpleader and obtain an order from the Court authorizing ESCROW HOLDER to deposit all such documents and monies with the Court, and obtain an order from the Court requiring the parties to interplead and litigate their several claims and rights among themselves. Upon the entry of an order authorizing such Interpleader, ESCROW HOLDER shall be fully released and discharged from any obligations imposed upon it by this Agreement; and ESCROW HOLDER shall not be liable for the sufficiency or correctness as to form, manner, execution or validity of any instrument deposited with it, nor as to the identity, authority or rights of any person executing such instrument, nor for failure of Buyer or Seller to comply with any of the provisions of any agreement, contract or other instrument filed with ESCROW HOLDER or referred to herein. ESCROW HOLDER'S duties hereunder shall be limited to the safekeeping of all monies, instruments or other documents received by it as ESCROW HOLDER, and for their disposition in accordance with the terms of this Agreement. In the event an action is instituted in connection with this escrow, in which ESCROW HOLDER is named as a party or is otherwise compelled to make an appearance, all costs, expenses, attorney fees, and judgments ESCROW HOLDER may expend or incur in said action, shall be the responsibility of the parties hereto.

20. **UNCLAIMED FUNDS:** In the event that funds from this transaction remain in an account, held by ESCROW HOLDER, for such a period of time that they are deemed "abandoned" under the provisions of Chapter 120A of the Nevada Revised Statutes, ESCROW HOLDER is hereby authorized to impose a charge upon the dormant escrow account. Said charge shall be no less than \$5.00 per month and may not exceed the highest rate of charge permitted by statute or regulation. ESCROW HOLDER is further authorized and directed to deduct the charge from the dormant escrow account for as long as the funds are held by ESCROW HOLDER.

Brokers

21. **BROKER'S COMPENSATION/FEE:** Buyer herein requires, and Seller agrees, as a condition of this Agreement, that Seller will pay Listing Broker and Buyer's Broker, who becomes by this clause a third party beneficiary to this Agreement, that certain sum and/or percentage of the Purchase Price (commission), that Seller, or Seller's Broker, offered for the procurement of ready, willing and able Buyer via the Multiple Listing Service, any other advertisement or written offer. Seller understands and agrees that if Seller defaults hereunder, Buyer's Broker, as a third-party beneficiary of this Agreement, has the right to pursue all legal recourse against Seller for any commission due. **In addition to any amount due to Buyer's Broker from Seller or Seller's Broker, Buyer ☐ will -OR- ☒ will not pay Buyer's Broker additional compensation in an amount determined between the Buyer and Buyer's Broker.**

22. **WAIVER OF CLAIMS:** Buyer and Seller agree that they are not relying upon any representations made by Brokers or Broker's agent. Buyer acknowledges that at COE, the Property will be sold AS-IS, WHERE-IS without any representations or warranties, unless expressly stated herein. Buyer agrees to satisfy himself/herself, as to the condition of the Property, prior to COE. Buyer acknowledges that any statements of acreage or square footage by Brokers are simply estimates, and Buyer agrees to make such measurements, as Buyer deems necessary, to ascertain actual acreage or square footage. Buyer waives all claims against Brokers or their agents for (a) defects in the Property; (b) inaccurate estimates of acreage or square footage; (c) environmental waste or hazards on the Property; (d) the fact that the Property may be in a flood zone; (e) the Property's proximity to freeways, airports or other nuisances; (f) the zoning of the Property; (g) tax consequences; or (h) factors related to Buyer's failure to conduct walk-throughs or inspections. Buyer assumes full responsibility for the foregoing and agrees to conduct such tests, walk-throughs, inspections and research, as Buyer deems necessary. In any event, Broker's liability is limited, under any and all circumstances, to the amount of that Broker's commission/fee received in this transaction.

Other Matters

23. **DEFINITIONS:** "Acceptance" means the date that both parties have consented to a final, binding contract by affixing their signatures to this Agreement and all counteroffers and said Agreement and all counteroffers have been delivered to both parties pursuant to Section 24 herein. "Agent" means a licensee working under a Broker or licensees working under a





Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name: Joseph Folino and Nicole Folino

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

BUYER(S) INITIALS:

SELLER(S) INITIALS:

	
10/20/17	10/20/17
	

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

Page 7 of 10

developer. "Agreement" includes this document as well as all accepted counteroffers and addenda. "Appraisal" means a written appraisal or Notice of Value as required by any lending institution prepared by a licensed or certified professional. "Bona Fide" means genuine. "Buyer" means one or more individuals or the entity that intends to purchase the Property. "Broker" means the Nevada licensed real estate broker listed herein representing Seller and/or Buyer (and all real estate agents associated therewith). "Business Day" excludes Saturdays, Sundays, and legal holidays. "Calendar Day" means a calendar day from/to midnight unless otherwise specified. "CFR" means the Code of Federal Regulations. "CIC" means Common Interest Community (formerly known as "HOA" or homeowners associations). "CIC Capital Contribution" means a one-time non-administrative fee, cost or assessment charged by the CIC upon change of ownership. "CIC Transfer Fees" means the administrative service fee charged by a CIC to transfer ownership records. "Close of Escrow (COE)" means the time of recordation of the deed in Buyer's name. "Default" means the failure of a Party to observe or perform any of its material obligations under this Agreement. "Delivered" means personally delivered to Parties or respective Agents, transmitted by facsimile machine, electronic means, overnight delivery, or mailed by regular mail. "Down Payment" is the Purchase Price less loan amount(s). "EMD" means Buyer's earnest money deposit. "Escrow Holder" means the neutral party that will handle the closing. "FHA" is the U.S. Federal Housing Administration. "GLVAR" means the Greater Las Vegas Association of REALTORS®. "Good Funds" means an acceptable form of payment determined by ESCROW HOLDER in accordance with NRS 645A.171. "IRC" means the Internal Revenue Code (tax code). "LID" means Limited Improvement District. "N/A" means not applicable. "NAC" means Nevada Administrative Code. "NRS" means Nevada Revised Statutes as Amended. "Party" or "Parties" means Buyer and Seller. "PITI" means principal, interest, taxes, and hazard insurance. "PMI" means private mortgage insurance. "PST" means Pacific Standard Time, and includes daylight savings time if in effect on the date specified. "PTR" means Preliminary Title Report. "Property" means the real property and any personal property included in the sale as provided herein. "Receipt" means delivery to the party or the party's agent. "RPA" means Residential Purchase Agreement. "Seller" means one or more individuals or the entity that is the owner of the Property. "SID" means Special Improvement District. "Title Company" means the company that will provide title insurance. "USC" is the United States Code. "VA" is the Veterans Administration.

24. SIGNATURES, DELIVERY, AND NOTICES:

A. This Agreement may be signed by the parties on more than one copy, which, when taken together, each signed copy shall be read as one complete form. This Agreement (and documents related to any resulting transaction) may be signed by the parties manually or digitally. Facsimile signatures may be accepted as original.

B. Except as otherwise provided in Section 10, when a Party wishes to provide notice as required in this Agreement, such notice shall be sent regular mail, personal delivery, by facsimile, overnight delivery and/or by email to the Agent for that Party. The notification shall be effective when postmarked, received, faxed, delivery confirmed, and/or read receipt confirmed in the case of email. Delivery of all instruments or documents associated with this Agreement shall be delivered to the Agent for Seller or Buyer if represented. Any cancellation notice shall be contemporaneously delivered to Escrow in the same manner.

25. IRC 1031 EXCHANGE: Seller and/or Buyer may make this transaction part of an IRC 1031 exchange. The party electing to make this transaction part of an IRC 1031 exchange will pay all additional expenses associated therewith, at no cost to the other party. The other party agrees to execute any and all documents necessary to effectuate such an exchange.

26. OTHER ESSENTIAL TERMS: Time is of the essence. No change, modification or amendment of this Agreement shall be valid or binding unless such change, modification or amendment shall be in writing and signed by each party. This Agreement will be binding upon the heirs, beneficiaries and devisees of the parties hereto. This Agreement is executed and intended to be performed in the State of Nevada, and the laws of that state shall govern its interpretation and effect. The parties agree that the county and state in which the Property is located is the appropriate forum for any action relating to this Agreement. Should any party hereto retain counsel for the purpose of initiating litigation to enforce or prevent the breach of any provision hereof, or for any other judicial remedy, then the prevailing party shall be entitled to be reimbursed by the losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees and costs incurred by such prevailing party.

THIS IS A LEGALLY BINDING CONTRACT. All parties are advised to seek independent legal and tax advice to review the terms of this Agreement.




Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name: Joseph Folino and Nicole Folino

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

BUYER(S) INITIALS:

SELLER(S) INITIALS:

 10/20/17	 10/20/17
 JS	

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

Page 8 of 10

THIS FORM HAS BEEN APPROVED BY THE GREATER LAS VEGAS ASSOCIATION OF REALTORS® (GLVAR). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

This form is available for use by the real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

27. ADDENDUM(S) ATTACHED: _____

28. ADDITIONAL TERMS: _____

Buyer's Acknowledgement of Offer

Confirmation of Representation: The Buyer is represented in this transaction by:

Buyer's Broker: Ashley Oakes-Lazosky	Agent's Name: Ashley Oakes-Lazosky
Company Name: Vegas Homes and Fine Estates LLC	Agent's License Number: B.1000869
Broker's License Number: B.1000869	Office Address: 1180 N. Town Center Dr Ste 100
Phone: 702-281-1198	City, State, Zip: Las Vegas, NV 89144
Fax: 702-446-4536	Email: ashley@vhfelv.com

BUYER LICENSEE DISCLOSURE OF INTEREST: Pursuant to NRS 645.252(1)(c), a real estate licensee must disclose if he/she is a principal in a transaction or has an interest in a principal to the transaction. Licensee declares that he/she:

☒ DOES NOT have an interest in a principal to the transaction. —OR—

☐ DOES have the following interest, direct or indirect, in this transaction: ☐ Principal (Buyer) —OR— ☐ family or firm relationship with Buyer or ownership interest in Buyer (if Buyer is an entity): (specify relationship)

Seller must respond by: 5 ☐ AM ☒ PM on (month) October, (day) 21, (year) 2017. Unless this Agreement is accepted, rejected or countered below and delivered to the Buyer's Broker before the above date and time, this offer shall lapse and be of no further force and effect. Upon Acceptance, Buyer agrees to be bound by each provision of this Agreement, and all signed addenda, disclosures, and attachments.

Joseph Folino
dotloop verified
10/20/17 12:34AM EDT
SNGZ-T30B-TC4E-MMZH

Buyer's Signature

Joseph Folino 10/19/2017 ☐ AM ☐ PM
Buyer's Printed Name Date Time

Nicole Folino
dotloop verified
10/20/17 12:15AM EDT
DCZP-LQQA-1Y5S-WU9W

Buyer's Signature

Nicole Folino 10/19/2017 ☐ AM ☐ PM
Buyer's Printed Name Date Time

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name: Joseph Folino and Nicole Folino

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

BUYER(S) INITIALS:

SELLER(S) INITIALS:

<i>JF</i> 10/20/17	<i>NF</i> 10/20/17
<i>JS</i>	

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

Page 9 of 10

Seller's Response

Confirmation of Representation: The Seller is represented in this transaction by:

Seller's Broker: <u>Forest Barbee</u>	Agent's Name: <u>Ivan Sher</u>
Company Name: <u>BHHS Nevada</u>	Agent's License Number: _____
Broker's License Number: _____	Office Address: <u>1215 S. Fort Apache Rd. Ste 210</u>
Phone: <u>702-315-0223</u>	City, State, Zip: <u>Las Vegas, NV 89117</u>
Fax: _____	Email: <u>ivan@shapiroandsher.com</u>

SELLER LICENSEE DISCLOSURE OF INTEREST: Pursuant to NRS 645.252(1)(c), a real estate licensee must disclose if he/she is a principal in a transaction or has an interest in a principal to the transaction. Licensee declares that he/she:

☒ **DOES NOT** have an interest in a principal to the transaction. **-OR-**

☐ **DOES** have the following interest, direct or indirect, in this transaction: ☐ Principal (Seller) **-OR-** ☐ family or firm relationship with Seller or ownership interest in Seller (if Seller is an entity): (specify relationship)

FIRPTA: If applicable (as designated in the Seller's Response herein), Seller agrees to complete, sign, and deliver to Buyer's FIRPTA Designee a certificate indicating whether Seller is a foreign person or a nonresident alien pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA). A foreign person is a nonresident alien individual; a foreign corporation not treated as a domestic corporation; or a foreign partnership, trust or estate. A resident alien is not considered a foreign person under FIRPTA. Additional information for determining status may be found at www.irs.gov. Buyer and Seller understand that if Seller is a foreign person then the Buyer must withhold a tax in an amount to be determined by Buyer's FIRPTA Designee in accordance with FIRPTA, unless an exemption applies. Seller agrees to sign and deliver to the Buyer's FIRPTA Designee the necessary documents, to be provided by the Buyer's FIRPTA Designee, to determine if withholding is required. (See 26 USC Section 1445).

SELLER DECLARES that he/she ☒ is not **-OR-** ☐ is a foreign person therefore subjecting this transaction to FIRPTA withholding. **SELLER(S) INITIALS:** JS

☐ **ACCEPTANCE:** Seller(s) acknowledges that he/she accepts and agrees to be bound by each provision of this Agreement, and all signed addenda, disclosures, and attachments.

☒ **COUNTER OFFER:** Seller accepts the terms of this Agreement subject to the attached Counter Offer #1.

☐ **REJECTION:** In accordance with NAC 645.632, Seller hereby informs Buyer the offer presented herein is not accepted.

<div style="border: 1px solid black; padding: 2px;">Authentisign Todd Swanson, Co-Trustee 10/20/2017 6:05:21 PM PDT</div>	_____	<u>10/21/2017</u>	<u>6:30</u>	<input type="checkbox"/> AM / <input checked="" type="checkbox"/> PM
Seller's Signature	Seller's Printed Name	Date	Time	

<div style="border: 1px solid black; height: 20px; width: 250px;"></div>	_____	_____	_____	<input type="checkbox"/> AM / <input type="checkbox"/> PM
Seller's Signature	Seller's Printed Name	Date	Time	

Todd Swanson, Co-Trustee

Each party acknowledges that he/she has read, understood, and agrees to each and every provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

Buyer's Name: Joseph Folino and Nicole Folino

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

BUYER(S) INITIALS:

SELLER(S) INITIALS:

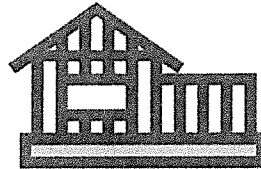
<u>JS</u> 10/20/17	<u>NS</u> 10/20/17
-----------------------	-----------------------

Page 10 of 10

Rev. 05/16

©2016 Greater Las Vegas Association of REALTORS®

Nevada Real Estate Division



State of Nevada
Department of
Business & Industry
Real Estate Division

RESIDENTIAL DISCLOSURE GUIDE

I/We acknowledge that I/we have received a copy of the
Residential Disclosure Guide.

DATE 09/18/2017

Todd Swanson, Co-Trustee

Client—Print Name

Authentisign

Todd Swanson, Co-Trustee

Client—Signature

9/18/2017 5:13:19 PM PDT

Client—Print Name

Client—Signature

Make copy of page for additional signatures.

Retain original or copy in each transaction file.

SELLER'S REAL PROPERTY DISCLOSURE FORM

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspects of the property which materially affect the value or use of residential property in an adverse manner (*see NRS 113.130 and 113.140*).

Date 10/24/2017

Do you currently occupy or have
you ever occupied this property? YES NO
☒ ☐

Property address 42 Meadowhawk Lane

Effective October 1, 2011: A purchaser may not waive the requirement to provide this form and a seller may not require a purchaser to waive this form. (*NRS 113.130(3)*)

Type of Seller: ☐ Bank (financial institution); ☐ Asset Management Company; ☒ Owner-occupier; ☐ Other: _____

Purpose of Statement: (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain. Systems and appliances addressed on this form by the seller are not part of the contractual agreement as to the inclusion of any system or appliance as part of the binding agreement.

Instructions to the Seller: (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (*see NRS 113.150*).

Systems / Appliances: Are you aware of any problems and/or defects with any of the following:

	YES	NO	N/A		YES	NO	N/A
Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shower(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sink(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer System & line.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sauna / hot tub(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Septic tank & leach field.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Built-in microwave.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well & pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range / oven / hood-fan.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yard sprinkler system(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fountain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heating system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cooling system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central vacuum.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace & chimney.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned.. <input checked="" type="checkbox"/> leased.. <input type="checkbox"/>			
Wood burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage door opener.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water treatment system(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Data Communication line(s)...	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
owned.. <input checked="" type="checkbox"/> leased.. <input type="checkbox"/>				Satellite dish(es)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water heater.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned.. <input checked="" type="checkbox"/> leased.. <input type="checkbox"/>			
Toilet(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bathtub(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form.

TS

Seller(s) Initials

Buyer(s) Initials

Property conditions, improvements and additional information: YES NO N/A

Are you **aware** of any of the following?:

1. Structure:

- (a) Previous or current moisture conditions and/or water damage? ☐ ☒
- (b) Any structural defect? ☐ ☒
- (c) Any construction, modification, alterations, or repairs made without required state, city or county building permits? ☐ ☒
- (d) Whether the property is or has been the subject of a claim governed by NRS 40.600 to 40.695 (construction defect claims)? ☐ ☒

(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED)

2. Land / Foundation:

- (a) Any of the improvements being located on unstable or expansive soil? ☐ ☒
- (b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property? ☐ ☒
- (c) Any drainage, flooding, water seepage, or high water table? ☐ ☒
- (d) The property being located in a designated flood plain? ☐ ☒
- (e) Whether the property is located next to or near any known future development? ☐ ☒
- (f) Any encroachments, easements, zoning violations or nonconforming uses? ☐ ☒
- (g) Is the property adjacent to "open range" land? ☐ ☒

(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED under NRS 113.065)

3. Roof: Any problems with the roof? ☐ ☒

4. Pool/spa: Any problems with structure, wall, liner, or equipment..... ☐ ☒

5. Infestation: Any history of infestation (termites, carpenter ants, etc.)? ☐ ☒

6. Environmental:

- (a) Any substances, materials, or products which may be an environmental hazard such as but not limited to, asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property? ☐ ☒
- (b) Has property been the site of a crime involving the previous manufacture of Methamphetamine where the substances have not been removed from or remediated on the Property by a certified entity or has not been deemed safe for habitation by the Board of Health? ☐ ☒

7. Fungi / Mold: Any previous or current fungus or mold? ☐ ☒

8. Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property? ☐ ☒

9. Common Interest Communities: Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property? ☒ ☐

- (a) Common Interest Community Declaration and Bylaws available? ☒ ☐
- (b) Any periodic or recurring association fees? ☒ ☐
- (c) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien? ☐ ☒
- (d) Any litigation, arbitration, or mediation related to property or common area? ☐ ☒
- (e) Any assessments associated with the property (excluding property taxes)? ☒ ☐ (SID or LID)
- (f) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee? ☐ ☒

10. Any problems with water quality or water supply? ☐ ☒

11. Any other conditions or aspects of the property which materially affect its value or use in an adverse manner? ☐ ☒

12. Lead-Based Paint: Was the property constructed on or before 12/31/77? ☐ ☒

(If yes, additional Federal EPA notification and disclosure documents are required)

13. Water source: Municipal ☒ Community Well ☐ Domestic Well ☐ Other ☐

If Community Well: State Engineer Well Permit # _____ Revocable ☐ Permanent ☐ Cancelled ☐

Use of community and domestic wells may be subject to change. Contact the Nevada Division of Water Resources for more information regarding the future use of this well.

14. Conservation Easements such as the SNWA's Water Smart Landscape Program: Is the property a participant?..... ☐ ☒

15. Solar panels: Are any installed on the property? ☐ ☒

If yes, are the solar panels: Owned...☐ Leased...☐ or Financed...☐

16. Wastewater disposal: ☒ Municipal Sewer ☐ Septic System ☐ Other ☐

17. This property is subject to a Private Transfer Fee Obligation? ☒ ☐

(standard transfer tax)

EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form.

TS
Seller(s) Initials

Buyer(s) Initials

EXPLANATIONS: Any "Yes" to questions on pages 1 and 2 must be fully explained here.
Attach additional pages if needed.

TS
Seller(s) Initials

Buyer(s) Initials

Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller's obligation to execute the Nevada Real Estate Division's approved "Seller's Real Property Disclosure Form". For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows:

CONDITION OF RESIDENTIAL PROPERTY OFFERED FOR SALE

NRS 113.100 Definitions. As used in NRS 113.100 to 113.150, inclusive, unless the context otherwise requires:

1. "Defect" means a condition that materially affects the value or use of residential property in an adverse manner.
 2. "Disclosure form" means a form that complies with the regulations adopted pursuant to NRS 113.120.
 3. "Dwelling unit" means any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household.
 4. "Residential property" means any land in this state to which is affixed not less than one nor more than four dwelling units.
 5. "Seller" means a person who sells or intends to sell any residential property.
- (Added to NRS by 1995, 842; A 1999, 1446)

NRS 113.110 Conditions required for "conveyance of property" and to complete service of document. For the purposes of NRS 113.100 to 113.150, inclusive:

1. A "conveyance of property" occurs:
 - (a) Upon the closure of any escrow opened for the conveyance; or
 - (b) If an escrow has not been opened for the conveyance, when the purchaser of the property receives the deed of conveyance.
 2. Service of a document is complete:
 - (a) Upon personal delivery of the document to the person being served; or
 - (b) Three days after the document is mailed, postage prepaid, to the person being served at his last known address.
- (Added to NRS by 1995, 844)

NRS 113.120 Regulations prescribing format and contents of form for disclosing condition of property. The Real Estate Division of the Department of Business and Industry shall adopt regulations prescribing the format and contents of a form for disclosing the condition of residential property offered for sale. The regulations must ensure that the form:

1. Provides for an evaluation of the condition of any electrical, heating, cooling, plumbing and sewer systems on the property, and of the condition of any other aspects of the property which affect its use or value, and allows the seller of the property to indicate whether or not each of those systems and other aspects of the property has a defect of which the seller is aware.
 2. Provides notice:
 - (a) Of the provisions of NRS 113.140 and subsection 5 of NRS 113.150.
 - (b) That the disclosures set forth in the form are made by the seller and not by his agent.
 - (c) That the seller's agent, and the agent of the purchaser or potential purchaser of the residential property, may reveal the completed form and its contents to any purchaser or potential purchaser of the residential property.
- (Added to NRS by 1995, 842)

NRS 113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions; waiver.

1. Except as otherwise provided in subsection 2:
 - (a) At least 10 days before residential property is conveyed to a purchaser:
 - (1) The seller shall complete a disclosure form regarding the residential property; and
 - (2) The seller or the seller's agent shall serve the purchaser or the purchaser's agent with the completed disclosure form.
 - (b) If, after service of the completed disclosure form but before conveyance of the property to the purchaser, a seller or the seller's agent discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form, the seller or the seller's agent shall inform the purchaser or the purchaser's agent of that fact, in writing, as soon as practicable after the discovery of that fact but in no event later than the conveyance of the property to the purchaser. If the seller does not agree to repair or replace the defect, the purchaser may:
 - (1) Rescind the agreement to purchase the property; or
 - (2) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.
 2. Subsection 1 does not apply to a sale or intended sale of residential property:
 - (a) By foreclosure pursuant to chapter 107 of NRS.
 - (b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.
 - (c) Which is the first sale of a residence that was constructed by a licensed contractor.
 - (d) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.
 3. A purchaser of residential property may not waive any of the requirements of subsection 1. A seller of residential property may not require a purchaser to waive any of the requirements of subsection 1 as a condition of sale or for any other purpose.
 4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, or upon the request of the purchaser of the residential property, provide:
 - (a) Written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware; and
 - (b) If any defects are repaired or replaced or attempted to be repaired or replaced, the contact information of any asset management company who provided asset management services for the property. The asset management company shall provide a service report to the purchaser upon request.
 5. As used in this section:
 - (a) "Seller" includes, without limitation, a client as defined in NRS 645H.060.
 - (b) "Service report" has the meaning ascribed to it in NRS 645H.150.
- (Added to NRS by 1995, 842; A 1997, 349; 2003, 1339; 2005, 598; 2011, 2832)

TS

Seller(s) Initials

Buyer(s) Initials

NRS 113.135 Certain sellers to provide copies of certain provisions of NRS and give notice of certain soil reports; initial purchaser entitled to rescind sales agreement in certain circumstances; waiver of right to rescind.

1. Upon signing a sales agreement with the initial purchaser of residential property that was not occupied by the purchaser for more than 120 days after substantial completion of the construction of the residential property, the seller shall:

(a) Provide to the initial purchaser a copy of NRS 11.202 to 11.206, inclusive, and 40.600 to 40.695, inclusive;

(b) Notify the initial purchaser of any soil report prepared for the residential property or for the subdivision in which the residential property is located; and

(c) If requested in writing by the initial purchaser not later than 5 days after signing the sales agreement, provide to the purchaser without cost each report described in paragraph (b) not later than 5 days after the seller receives the written request.

2. Not later than 20 days after receipt of all reports pursuant to paragraph (c) of subsection 1, the initial purchaser may rescind the sales agreement.

3. The initial purchaser may waive his right to rescind the sales agreement pursuant to subsection 2. Such a waiver is effective only if it is made in a written document that is signed by the purchaser.

(Added to NRS by 1999, 1446)

NRS 113.140 Disclosure of unknown defect not required; form does not constitute warranty; duty of buyer and prospective buyer to exercise reasonable care.

1. NRS 113.130 does not require a seller to disclose a defect in residential property of which he is not aware.

2. A completed disclosure form does not constitute an express or implied warranty regarding any condition of residential property.

3. Neither this chapter nor chapter 645 of NRS relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself

(Added to NRS by 1995, 843; A 2001, 2896)

NRS 113.150 Remedies for seller's delayed disclosure or nondisclosure of defects in property; waiver.

1. If a seller or the seller's agent fails to serve a completed disclosure form in accordance with the requirements of NRS 113.130, the purchaser may, at any time before the conveyance of the property to the purchaser, rescind the agreement to purchase the property without any penalties.

2. If, before the conveyance of the property to the purchaser, a seller or the seller's agent informs the purchaser or the purchaser's agent, through the disclosure form or another written notice, of a defect in the property of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser may:

(a) Rescind the agreement to purchase the property at any time before the conveyance of the property to the purchaser; or

(b) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.

3. Rescission of an agreement pursuant to subsection 2 is effective only if made in writing, notarized and served not later than 4 working days after the date on which the purchaser is informed of the defect:

(a) On the holder of any escrow opened for the conveyance; or

(b) If an escrow has not been opened for the conveyance, on the seller or the seller's agent.

4. Except as otherwise provided in subsection 5, if a seller conveys residential property to a purchaser without complying with the requirements of NRS 113.130 or otherwise providing the purchaser or the purchaser's agent with written notice of all defects in the property of which the seller is aware, and there is a defect in the property of which the seller was aware before the property was conveyed to the purchaser and of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser is entitled to recover from the seller treble the amount necessary to repair or replace the defective part of the property, together with court costs and reasonable attorney's fees. An action to enforce the provisions of this subsection must be commenced not later than 1 year after the purchaser discovers or reasonably should have discovered the defect or 2 years after the conveyance of the property to the purchaser, whichever occurs later.

5. A purchaser may not recover damages from a seller pursuant to subsection 4 on the basis of an error or omission in the disclosure form that was caused by the seller's reliance upon information provided to the seller by:


(a) An officer or employee of this State or any political subdivision of this State in the ordinary course of his or her duties; or

(b) A contractor, engineer, land surveyor, certified inspector as defined in NRS 645D.040 or pesticide applicator, who was authorized to practice that profession in this State at the time the information was provided.

6. A purchaser of residential property may waive any of his or her rights under this section. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized.

(Added to NRS by 1995, 843; A 1997, 350, 1797)

The above information provided on pages one (1), two (2) and three (3) of this disclosure form is true and correct to the best of seller's knowledge as of the date set forth on page one (1). **SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE (See NRS 113.130(1)(b)).**

Seller(s):  Date: 10/24/2017

Seller(s): Co-trustee, the Shiraz Trust Date: _____
Manager, Lyons Development LLC Date: _____

BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages four (4) and five (5).

Buyer(s): _____ Date: _____

Buyer(s): _____ Date: _____

SELLER'S REAL PROPERTY DISCLOSURE FORM

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspects of the property which materially affect the value or use of residential property in an adverse manner (*see NRS 113.130 and 113.140*).

Date 10/24/2017

Do you currently occupy or have you ever occupied this property? YES NO
☒ ☐

Property address 42 Meadowhawk Lane

Effective October 1, 2011: A purchaser may not waive the requirement to provide this form and a seller may not require a purchaser to waive this form. (*NRS 113.130(3)*)

Type of Seller: ☐ Bank (financial institution); ☐ Asset Management Company; ☒ Owner-occupier; ☐ Other: _____

Purpose of Statement: (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain. Systems and appliances addressed on this form by the seller are not part of the contractual agreement as to the inclusion of any system or appliance as part of the binding agreement.

Instructions to the Seller: (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (*see NRS 113.150*).

Systems / Appliances: Are you aware of any problems and/or defects with any of the following:

	YES	NO	N/A		YES	NO	N/A
Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shower(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sink(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer System & line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sauna / hot tub(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Septic tank & leach field	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Built-in microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well & pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range / oven / hood-fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yard sprinkler system(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fountain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heating system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cooling system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace & chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned.. <input checked="" type="checkbox"/> leased.. <input type="checkbox"/>			
Wood burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage door opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water treatment system(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Data Communication line(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
owned.. <input checked="" type="checkbox"/> leased.. <input type="checkbox"/>				Satellite dish(es)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned.. <input checked="" type="checkbox"/> leased.. <input type="checkbox"/>			
Toilet(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bathtub(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form.

TS

 Seller(s) Initials

GF
 11/07/17
 2:07PM EST

 Buyer(s) Initials

Property conditions, improvements and additional information: YES NO N/A

Are you aware of any of the following?:

1. Structure:

- (a) Previous or current moisture conditions and/or water damage? ☐ ☒
- (b) Any structural defect? ☐ ☒
- (c) Any construction, modification, alterations, or repairs made without required state, city or county building permits? ☐ ☒
- (d) Whether the property is or has been the subject of a claim governed by NRS 40.600 to 40.695 (construction defect claims)? ☐ ☒
- (If seller answers yes, FURTHER DISCLOSURE IS REQUIRED)

2. Land / Foundation:

- (a) Any of the improvements being located on unstable or expansive soil? ☐ ☒
- (b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property? ☐ ☒
- (c) Any drainage, flooding, water seepage, or high water table? ☐ ☒
- (d) The property being located in a designated flood plain? ☐ ☒
- (e) Whether the property is located next to or near any known future development? ☐ ☒
- (f) Any encroachments, easements, zoning violations or nonconforming uses? ☐ ☒
- (g) Is the property adjacent to "open range" land? ☐ ☒
- (If seller answers yes, FURTHER DISCLOSURE IS REQUIRED under NRS 113.065)

3. Roof: Any problems with the roof? ☐ ☒ ☐

4. Pool/spa: Any problems with structure, wall, liner, or equipment? ☐ ☒ ☐

5. Infestation: Any history of infestation (termites, carpenter ants, etc.)? ☐ ☒

6. Environmental:

- (a) Any substances, materials, or products which may be an environmental hazard such as but not limited to, asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property? ☐ ☒
- (b) Has property been the site of a crime involving the previous manufacture of Methamphetamine where the substances have not been removed from or remediated on the Property by a certified entity or has not been deemed safe for habitation by the Board of Health? ☐ ☒

7. Fungi / Mold: Any previous or current fungus or mold? ☐ ☒

8. Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property? ☐ ☒

9. Common Interest Communities: Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property? ☒ ☐

- (a) Common Interest Community Declaration and Bylaws available? ☒ ☐
- (b) Any periodic or recurring association fees? ☒ ☐
- (c) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien? ☐ ☒
- (d) Any litigation, arbitration, or mediation related to property or common area? ☐ ☒
- (e) Any assessments associated with the property (excluding property taxes)? ☒ ☐ (SID or LID)
- (f) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee? ☐ ☒

10. Any problems with water quality or water supply? ☐ ☒

11. Any other conditions or aspects of the property which materially affect its value or use in an adverse manner? ☐ ☒

12. Lead-Based Paint: Was the property constructed on or before 12/31/77? ☐ ☒

(If yes, additional Federal EPA notification and disclosure documents are required)

13. Water source: Municipal ☒ Community Well ☐ Domestic Well ☐ Other ☐

If Community Well: State Engineer Well Permit # _____ Revocable ☐ Permanent ☐ Cancelled ☐

Use of community and domestic wells may be subject to change. Contact the Nevada Division of Water Resources for more information regarding the future use of this well.

14. Conservation Easements such as the SNWA's Water Smart Landscape Program: Is the property a participant? ☐ ☒

15. Solar panels: Are any installed on the property? ☐ ☒

If yes, are the solar panels: Owned... ☐ Leased... ☐ or Financed... ☐

16. Wastewater disposal: ☒ Municipal Sewer ☐ Septic System ☐ Other ☐

17. This property is subject to a Private Transfer Fee Obligation? ☒ ☐

(standard transfer tax)


EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form

TS
Seller(s) Initials

GF
11/07/17
3:07PM EST
Buyer(s) Initials

**EXPLANATIONS: Any “Yes” to questions on pages 1 and 2 must be fully explained here.
Attach additional pages if needed.**

JS
Seller(s) Initials


11/07/17
3:07PM EST
Buyer(s) Initials

Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller's obligation to execute the Nevada Real Estate Division's approved "Seller's Real Property Disclosure Form". For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows:

CONDITION OF RESIDENTIAL PROPERTY OFFERED FOR SALE

NRS 113.100 Definitions. As used in NRS 113.100 to 113.150, inclusive, unless the context otherwise requires:

1. "Defect" means a condition that materially affects the value or use of residential property in an adverse manner.
 2. "Disclosure form" means a form that complies with the regulations adopted pursuant to NRS 113.120.
 3. "Dwelling unit" means any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household.
 4. "Residential property" means any land in this state to which is affixed not less than one nor more than four dwelling units.
 5. "Seller" means a person who sells or intends to sell any residential property.
- (Added to NRS by 1995, 842; A 1999, 1446)

NRS 113.110 Conditions required for "conveyance of property" and to complete service of document. For the purposes of NRS 113.100 to 113.150, inclusive:

1. A "conveyance of property" occurs:
 - (a) Upon the closure of any escrow opened for the conveyance; or
 - (b) If an escrow has not been opened for the conveyance, when the purchaser of the property receives the deed of conveyance.
 2. Service of a document is complete:
 - (a) Upon personal delivery of the document to the person being served; or
 - (b) Three days after the document is mailed, postage prepaid, to the person being served at his last known address.
- (Added to NRS by 1995, 842)


NRS 113.120 Regulations prescribing format and contents of form for disclosing condition of property. The Real Estate Division of the Department of Business and Industry shall adopt regulations prescribing the format and contents of a form for disclosing the condition of residential property offered for sale. The regulations must ensure that the form:

1. Provides for an evaluation of the condition of any electrical, heating, cooling, plumbing and sewer systems on the property, and of the condition of any other aspects of the property which affect its use or value, and allows the seller of the property to indicate whether or not each of those systems and other aspects of the property has a defect of which the seller is aware.
 2. Provides notice:
 - (a) Of the provisions of NRS 113.140 and subsection 5 of NRS 113.150.
 - (b) That the disclosures set forth in the form are made by the seller and not by his agent.
 - (c) That the seller's agent, and the agent of the purchaser or potential purchaser of the residential property, may reveal the completed form and its contents to any purchaser or potential purchaser of the residential property.
- (Added to NRS by 1995, 842)

NRS 113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions; waiver.

1. Except as otherwise provided in subsection 2:
 - (a) At least 10 days before residential property is conveyed to a purchaser:
 - (1) The seller shall complete a disclosure form regarding the residential property; and
 - (2) The seller or the seller's agent shall serve the purchaser or the purchaser's agent with the completed disclosure form
 - (b) If, after service of the completed disclosure form but before conveyance of the property to the purchaser, a seller or the seller's agent discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form, the seller or the seller's agent shall inform the purchaser or the purchaser's agent of that fact, in writing, as soon as practicable after the discovery of that fact but in no event later than the conveyance of the property to the purchaser. If the seller does not agree to repair or replace the defect, the purchaser may:
 - (1) Rescind the agreement to purchase the property; or
 - (2) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.
 2. Subsection 1 does not apply to a sale or intended sale of residential property:
 - (a) By foreclosure pursuant to chapter 107 of NRS.
 - (b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.
 - (c) Which is the first sale of a residence that was constructed by a licensed contractor.
 - (d) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.
 3. A purchaser of residential property may not waive any of the requirements of subsection 1. A seller of residential property may not require a purchaser to waive any of the requirements of subsection 1 as a condition of sale or for any other purpose.
 4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, or upon the request of the purchaser of the residential property, provide:
 - (a) Written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware; and
 - (b) If any defects are repaired or replaced or attempted to be repaired or replaced, the contact information of any asset management company who provided asset management services for the property. The asset management company shall provide a service report to the purchaser upon request.
 5. As used in this section:
 - (a) "Seller" includes, without limitation, a client as defined in NRS 645H.060.
 - (b) "Service report" has the meaning ascribed to it in NRS 645H.150.
- (Added to NRS by 1995, 842; A 1997, 349; 2003, 1339; 2005, 598; 2011, 2832)

75
Seller(s) Initials


11/07/17
3:07PM EST
Buyer(s) Initials

NRS 113.135 Certain sellers to provide copies of certain provisions of NRS and give notice of certain soil reports; initial purchaser entitled to rescind sales agreement in certain circumstances; waiver of right to rescind.

1. Upon signing a sales agreement with the initial purchaser of residential property that was not occupied by the purchaser for more than 120 days after substantial completion of the construction of the residential property, the seller shall:

(a) Provide to the initial purchaser a copy of NRS 11.202 to 11.206, inclusive, and 40.600 to 40.695, inclusive;

(b) Notify the initial purchaser of any soil report prepared for the residential property or for the subdivision in which the residential property is located; and

(c) If requested in writing by the initial purchaser not later than 5 days after signing the sales agreement, provide to the purchaser without cost each report described in paragraph (b) not later than 5 days after the seller receives the written request.

2. Not later than 20 days after receipt of all reports pursuant to paragraph (c) of subsection 1, the initial purchaser may rescind the sales agreement.

3. The initial purchaser may waive his right to rescind the sales agreement pursuant to subsection 2. Such a waiver is effective only if it is made in a written document that is signed by the purchaser.

(Added to NRS by 1999, 1446)

NRS 113.140 Disclosure of unknown defect not required; form does not constitute warranty; duty of buyer and prospective buyer to exercise reasonable care.

1. NRS 113.130 does not require a seller to disclose a defect in residential property of which he is not aware.

2. A completed disclosure form does not constitute an express or implied warranty regarding any condition of residential property.

3. Neither this chapter nor chapter 645 of NRS relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself.

(Added to NRS by 1995, 843; A 2001, 2896)

NRS 113.150 Remedies for seller's delayed disclosure or nondisclosure of defects in property; waiver.

1. If a seller or the seller's agent fails to serve a completed disclosure form in accordance with the requirements of NRS 113.130, the purchaser may, at any time before the conveyance of the property to the purchaser, rescind the agreement to purchase the property without any penalties.

2. If, before the conveyance of the property to the purchaser, a seller or the seller's agent informs the purchaser or the purchaser's agent, through the disclosure form or another written notice, of a defect in the property of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser may:

(a) Rescind the agreement to purchase the property at any time before the conveyance of the property to the purchaser; or

(b) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.

3. Rescission of an agreement pursuant to subsection 2 is effective only if made in writing, notarized and served not later than 4 working days after the date on which the purchaser is informed of the defect:

(a) On the holder of any escrow opened for the conveyance; or

(b) If an escrow has not been opened for the conveyance, on the seller or the seller's agent.

4. Except as otherwise provided in subsection 5, if a seller conveys residential property to a purchaser without complying with the requirements of NRS 113.130 or otherwise providing the purchaser or the purchaser's agent with written notice of all defects in the property of which the seller is aware, and there is a defect in the property of which the seller was aware before the property was conveyed to the purchaser and of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser is entitled to recover from the seller treble the amount necessary to repair or replace the defective part of the property, together with court costs and reasonable attorney's fees. An action to enforce the provisions of this subsection must be commenced not later than 1 year after the purchaser discovers or reasonably should have discovered the defect or 2 years after the conveyance of the property to the purchaser, whichever occurs later.

5. A purchaser may not recover damages from a seller pursuant to subsection 4 on the basis of an error or omission in the disclosure form that was caused by the seller's reliance upon information provided to the seller by:

(a) An officer or employee of this State or any political subdivision of this State in the ordinary course of his or her duties; or

(b) A contractor, engineer, land surveyor, certified inspector as defined in NRS 645D.040 or pesticide applicator, who was authorized to practice that profession in this State at the time the information was provided.

6. A purchaser of residential property may waive any of his or her rights under this section. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized.

(Added to NRS by 1995, 843; A 1997, 350, 1797)


The above information provided on pages one (1), two (2) and three (3) of this disclosure form is true and correct to the best of seller's knowledge as of the date set forth on page one (1). **SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE (See NRS 113.130(1)(b)).**

Seller(s):  Date: 10/24/2017

Seller(s): Co-trustee, the Shiraz Trust Date: _____
Manager, Lyons Development LLC

BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages four (4) and five (5).

Buyer(s):  Date: 10/25/2017

Buyer(s):  Date: 10/25/2017

Tax Report

Clark County Property

Parcel #: **164-14-414-014** Address: **42 MEADOWHAWK LN** Zip Code: **89135**
 TN-RG-SE: **21 - 59.0 - 14** PropCity: **SUMMERLIN** ReAssd: **2018**
 Tot Value: **\$720,030** Tax Dist: **SUMMERLIN TWN ARTES** Update: **10/17/2017**
 GEO ID: **S2 SW4 21-59.0-14** Land Use: **1100010001/SFR**
 Census Tract: **5842**

Assessor Description

File-Page: **PB 0126-0064** Subdivision: **/SUMMERLIN VILLAGE 18 RIDGES PA**
 Assr Lot: **14** Block: Phase: Bldg: Unit:
 Assr Apt: Parcel: Area: **502** Tract: Outlot:
 Assr Desc: **SUMMERLIN VILLAGE 18 RIDGES PARCEL F FALCON RIDGE PLAT BOOK 126 LOT 14**

Owner & Doc Information

Owner Name: **LYONS DEVELOPMENT L L C** ETAL DOC DATE DOC NUMBER DV MUL
 2nd Owner: **N 02/03/2014 2014020300001352 F**
 Address: (D) **10120 West FLAMINGO Road - 4333** **02/03/2014 2014020301352**
 City: **LAS VEGAS** State: **NV** Zip Code: **89147**
 Prev Owner: **LYONS DEVELOPMENT L L C**
 Own Phone:

Land & Building Information

Land Value: **\$186,200** Irregular: Adq Parking: Nuisance:
 FrontxDpth: Undrg Util: Rec Area:
 Acres: **0.31** Str Paved: Sidewalks: Str Lights:
 Lot SqFt: **13,504** View: Metro Map: **51 - C6** Curb Guttr:
 Topography: Act Yr Blt: **2015** Landscapng:
 Schools: Eff Yr Blt: **2015** Area: **502**
 Shopping: Cost Class: **Excl** Tot Rooms: **10**
 Impr Value: **\$533,830** Carpet: **30 %** Bedrooms: **5**
 Type Style: **2 STORY** Ceramic TI: **55 %** Bathrooms: **6.50**
 Architectr: Vinyl Tile: Hardwood: **15** Family Rms: **3**
 Ext Wall: **Frm Stucco** Units: Home Auto: Centr Vac: **Y** Formal Din: **N**
 Roof Matrl: Security: **Y** BI Refrig: **Y** Fireplaces: **1**
 Flooring: **Conc** Intercom: **Y** BI Micro: **Y** Garbg Disp:
 Heat Systm: **Force Air** Range Fan: Trash Cmpt: **Y** Dishwasher: **N**
 Air Cond: **Cent Cool** Range Oven:

Property Sub-Areas SqFt

LivingArea: **4,768** First Flr: **2,797** Porch 1: Garage: **818**
 Building 1: **6,633** Second Flr: **1,971** Porch 2: Carport:
 Total Bldg: **7,451** Abv Second: Porch 3: Storage:
 Apprx Addl Liv Area: Apprx Total Liv Area: **6,633**
 Pool: **512** Basement F: **1,865** Paving 1: **2/2,000** Deck:
 Fence: Basement U: Paving 2: **7/375**

Extra Features Information

Pool Heatr: **Y** Tennis Cts: Prch/Patio: SprinklRf: **AVE**
 Jacuz/SepJ: Tns Lights: Prch Cover: SprinklR:
 Deck: Tns Fence: Prch Deck:
 Fence:

Sales & Loan Information

	PRICE	DATE	TYPE	PCT OWN	DT
MLS Sale:					
County 1:	\$570,000	09/12/2008	F/ FORECLOSURE		
County 2:	\$570,000	09/01/2008	F/ FORECLOSURE		
County 3:	\$570,605	05/15/2008	T/ TRUSTEES DEED		U

	LOAN AMOUNT	LENDER	TYPE	INT	TITLE

	TOTAL TAX	TOTAL ASSD	IMPRV	LAND	PERS PROP	YEAR	EXEMPTION
Curr:	\$17,811.41	\$720,030	\$533,830	\$186,200		2017	
Prev:	\$2,317.49	\$146,165	\$1,265	\$144,900		2016	

T Rate: **2.93** Tot SA Bal: PP Codes:
 Delinq: Transfer/R: / Deeded/R: /

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

11/02/2017 5:11:03 PM

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

JA000909

Search Criteria

MLS Number is 1935003

Property Type is 'Residential'

Selected 1 of 1 result.



TRANSACTION SUMMARY

DETAILS	Associate Name	Ivan Sher	Office	Summerlin	Agent ID	
	File ID		Escrow #		Type	Listing Sold / Landlord
	Closing Date	11/21/2017	Acceptance Date	10/22/2017	Property	NV Residential Traditional Listing Sold
	MLS #	1935003	Year Built	2015	Source	Personal Referral
	Listing Date	9/29/2017	Listing Exp. Date	3/19/2019	Listing Price	\$3,199,000.00
	Address	42 Meadowhawk Ln Las Vegas, NV, 89135			County	Clark County
SELLER / LANDLORD	Email	ivan@isluxury.com	Property Email	MeadowhawkLn42@skyslope.com		
	Name	Todd Swanson	Phone	702-249-9219	Fax	
	Email	TVS@TSwansonMD.Alt. Phone com			Company	
	Address					
	Forwarding Address					
	Notes					
PURCHASER / TENANT	Name	Joseph & Nicole Folino	Phone		Fax	
	Email		Alt. Phone		Company	
	Address					
	Notes					
TITLE	Officer Name	Taci Grandlund	Phone	702-478-4943	Fax	
	Email	TaciG@EquityNV.co m	Alt. Phone		Company	Equity Title
	Address					
	Notes					
OTHER AGENT	Type	Ashley Oakes-Lazosky	Phone	702-874-8555	Fax	
	Broker Tax ID		Alt. Phone		Company	Vegas Homes & Fine Estates
	Address				Email	ashley@vhfelv.com
	Notes					
LENDER	Cash Deal?	No	Loan Amount	\$0.00	Phone	702-562-6765
	Type of Loan	Conventional	Loan Officer	Troy Buckler	Alt. Phone	
	Email	Troy.Buckler@Wells Fargo.com	Company	Wells Fargo	Fax	
	Address					
	Notes					

COMMISSION

Sales Price	\$3,000,000.00	Personal Deal?	No	
Listing Commission	3.00%	Referring Agent		TC / Admin Fee \$0.00
Sale Commission	3.00%	Referral Amount	\$0.00	
		Referral Amount %		
Office Gross Commission	\$90,000.00	Company		
Commission Notes				

CO-AGENT COMMISSION SPLIT

Co-Agent Name	Ivan Sher	Co-Agent ID		Co-Agent Commission Split
---------------	-----------	-------------	--	---------------------------



**BERKSHIRE
HATHAWAY**
HomeServices
Nevada Properties

WIRE FRAUD IS REAL

Wire instructions are being hijacked across the United States. The hackers are infiltrating email systems, modifying wire instructions, and buyers are wiring money to the wrong accounts, losing that money forever.

The hackers can monitor email traffic of a buyer, an escrow company or broker and gain knowledge of the timing of the upcoming transaction. An altered email is used to cause misdirection of funds by any party in the transaction.

Before you send any wires call the escrow company personally to verify the information prior to sending.

Money wired to the wrong account is stolen money. There is no insurance for this crime. You may not get your money back.

Buyers and Sellers should confirm all e-mail wiring instructions directly with the escrow officer by calling the escrow officer on the telephone; in that conversation the correct account number information should be repeated verbally before taking any steps to have the funds transferred.

If there is any indication that Buyers, Sellers or anyone else has received questionable wiring instructions, you should promptly notify your bank, your real estate agent and the escrow holder.

<p><small>Authentisign</small></p> <p>Seller: <u>Todd Swanson, Co-Trustee</u></p> <p><small>Todd Swanson, PDCo-Trustee</small></p>	<p>Date: <u>09/18/2017</u></p>
<p>Seller: _____</p>	<p>Date: _____</p>
<p>Buyer: _____</p>	<p>Date: _____</p>
<p>Buyer: _____</p>	<p>Date: _____</p>

**BERKSHIRE
HATHAWAY**
HomeServices
Nevada Properties

WIRE FRAUD IS REAL

Wire instructions are being hijacked across the United States. The hackers are infiltrating email systems, modifying wire instructions, and buyers are wiring money to the wrong accounts, losing that money forever.

The hackers can monitor email traffic of a buyer, an escrow company or broker and gain knowledge of the timing of the upcoming transaction. An altered email is used to cause misdirection of funds by any party in the transaction.

Before you send any wires call the escrow company personally to verify the information prior to sending.

Money wired to the wrong account is stolen money. There is no insurance for this crime. You may not get your money back.

Buyers and Sellers should confirm all e-mail wiring instructions directly with the escrow officer by calling the escrow officer on the telephone; in that conversation the correct account number information should be repeated verbally before taking any steps to have the funds transferred.

If there is any indication that Buyers, Sellers or anyone else has received questionable wiring instructions, you should promptly notify your bank, your real estate agent and the escrow holder.

<div>Authenticator</div>	
Seller: <u>Todd Swanson, Co-Trustee</u>	Date: <u>09/18/2017</u>
<div>Todd Swanson, Co-Trustee</div>	
Seller: _____	Date: _____
Buyer: _____	Date: _____
Buyer: _____	Date: _____

Equity Title of Nevada
OUTGOING WIRE REQUEST

Date: November 19, 2017

Time: 16:12:06

To: Escrow Accounting

Wire #: PENDING

Bank Name: US BANK / [REDACTED]

Escrow Number: 17840471 TGR

Escrow Branch #: 084

Amount: \$ 90,000.00

Name of Bank Wire is Being Sent to: BANK OF NV, A DIV OF WESTERN ALLIANC

Bank Routing or ABA Number: [REDACTED]

Name of Account Holder at Bank: AMERICANA LLAC COMMISSION ACCOUNT

Beneficiary Address 1:

Beneficiary Location:

Account Number at the Bank: [REDACTED]

Further Credit to:

Loan/Account Number:

Please Reference on Wire:

Offline Bank ABA Number:

Offline Bank Name:

Additional Information: 42 meadowhawk
Ivan Sher

Escrow Officer Signature: _____ *[Signature]*

Escrow Asst/Second Officer Signature: _____ *[Signature]*

Accounting Use Only:

Date:

Time:

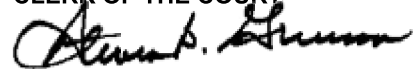
Reference #:

Sent By:

Redacted
[Signature]
Legal Department

**DISTRICT COURT
CLARK COUNTY, NEVADA
DECLARATION OF SERVICE**

Electronically Filed
1/14/2020 11:53 AM
Steven D. Grierson
CLERK OF THE COURT



JOSEPH FOLINO; NICOLE FOLINO

Case No :A-18-782494-C

Plaintiff/Petitioner,
vs.
TODD SWANSON, et al.,
Defendant/Respondent,

STATE OF NEVADA
COUNTY OF CLARK ss.:

RESCHEDULED - VIDEOTAPED DEPOSITION SUBPOENA WILLIAM GERBER; RESCHEDULED - VIDEOTAPED DEPOSITION SUBPOENA AARON HAWLEY Received by NOW! Services, Inc. on 01/10/2020 with instructions to serve **JEFFREY L. GALLIHER, ESQ., GALLIHER LEGAL, P.C. at 1850 E. Sahara Ave. #107, Las Vegas, NV89104.**

I, **Mike Nettles**, being duly sworn says: That at all times herein affiant was and is a citizen of the United States, over 18 years of age, not a party to or interested in the proceeding in which this affidavit is made.

I am authorized to serve this process in the circuit/county it was served in.

On 01/10/2020 at 9:00 AM, I served the within **RESCHEDULED - VIDEOTAPED DEPOSITION SUBPOENA WILLIAM GERBER; RESCHEDULED - VIDEOTAPED DEPOSITION SUBPOENA AARON HAWLEY** on **JEFFREY L. GALLIHER, ESQ., GALLIHER LEGAL, P.C. at 1850 E. Sahara Ave. #107, Las Vegas, NV89104** in the manner indicated below:

SUITABLE AGE: By delivering thereat a true copy of each to **Deyna Soltero, Authorized Employee** authorized to accept service on behalf of **JEFFREY L. GALLIHER, ESQ., GALLIHER LEGAL, P.C.**, a person of suitable age and discretion. Said premises is **JEFFREY L. GALLIHER, ESQ., GALLIHER LEGAL, P.C.**'s usual place of business within the state.

A description of the Recipient, or other person served on behalf of the Recipient is as follows:

Sex	Color of skin/race	Color of hair	Age	Height	Weight
Female	Hispanic	Brown	30's	5'03	150
Other Features:					


I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

Executed this 13 of January, 2020.

No Notary is required per NRS 53.045.



34385

X 
Mike Nettles
License#: 1361
NOW! Services, Inc.
3210 W. Charleston Blvd., Ste. 3
Las Vegas, NV89102
(702) 669-7378
Atty File#:

LKG

LEACH | KERN | GRUCHOW
ANDERSON | SONG

Kirby C. Gruchow, Jr.

kgruchow@lkglawfirm.com

January 6, 2020

VIA HAND DELIVERY

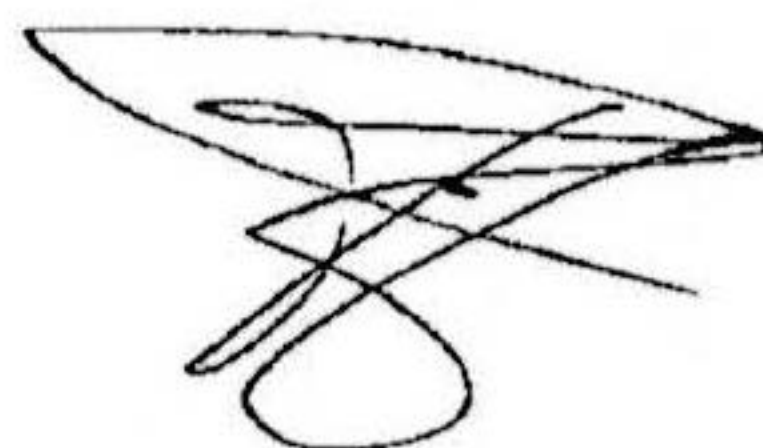
Rusty Graf, Esq.
Black & Lobello
10777 West Twain Avenue, 3rd Floor
Las Vegas, Nevada 89135

Re: Joseph Folino and Nicole Folino ("Folino") vs. Todd Swanson, et al.
Case No.: A-18-782494-C
Our File No.: 1256.000

Dear Mr. Graf:

Pursuant to Folino's Subpoena Duces Tecum directed to The Ridges Community Association (the "**Subpoena**"), enclosed is an executed copy of the Declaration of Custodian of Records as well as documents responsive to the Subpoena. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Kirby C. Gruchow, Jr., Esq.

KCG/hk

Encls.

cc: The Ridges Community Association (w/o encls.)

JOSEPH AND NICOLE FOLINO vs. TODD SWANSON, et al.
Eighth Judicial District Court – Family Division Case No.: A-18-782494-C

DECLARATION OF CUSTODIAN OF RECORDS

The undersigned, declares under penalty of perjury and pursuant to NRS 52.260 and 53.045 (“**Declaration**”) that the following is true and correct:

1. That I, Scott Wingfield, am the Community Manager for The Ridges Community Association (the “**Association**”) and custodian of the records attached to this Declaration.

2. That the Association was served with a Subpoena in the matter of Joseph and Nicole Folino vs. Todd Swanson, et al., Case No.: A-18-782494-C.

3. Attached are documents responsive to Subpoena Requests Nos. 1-5 and 8-9 [Bates Stamped Ridges0001 through Ridges0605].

4. With respect to Subpoena Request No. 6, the Association’s governing documents are available through the owner’s DwellingLIVE account under the Community Website tab and are labeled Documents and Forms.

5. With respect to Subpoena Request No. 7, the Association did not locate documents responsive to this Request.

6. If a requested document is not attached, then either (a) I was unable to locate it following a good faith effort to locate and obtain such document; (b) the attorney or person seeking the document agreed that it need not be provided as part of this response; or (c) the document(s) are attorney/client and/or work-product privileged and are not being produced herewith.

7. That the documents may contain personal identifying information which is protected by law or other information which is protected by law or NRCP 26. If so, then the recipient is obligated to protect this information from unauthorized disclosure.

8. That said documents were generated, made or received by personnel employed by the Association, and that said documents were generated, made or received during the course of the regularly conducted business activities of the Association.

9. That true and correct copies of said documents have been delivered, or otherwise caused to be delivered, to the attorney or person issuing said Subpoena.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 6 day of January, 2020.

THE RIDGES COMMUNITY ASSOCIATION

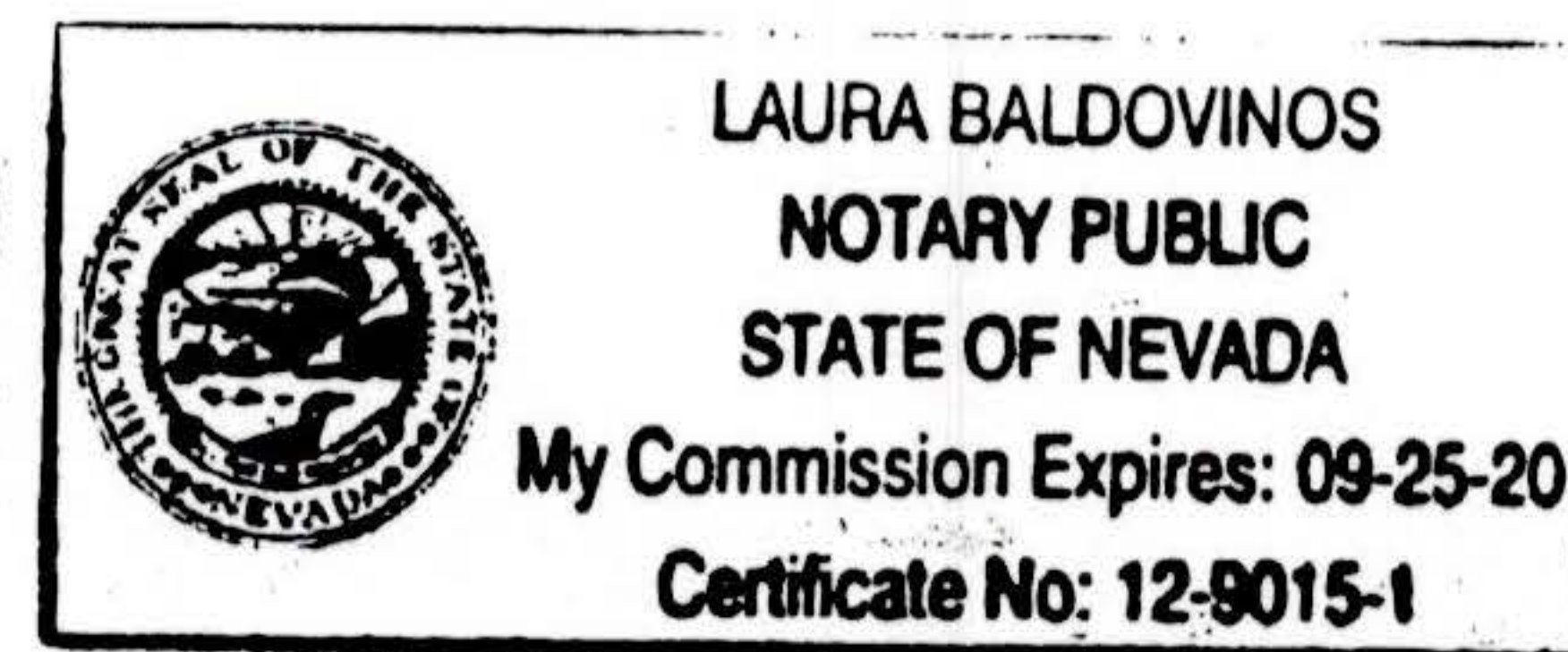


SCOTT WINGFIELD, Community Manager
for The Ridges Community Association

SUBSCRIBED and SWORN to before me
this 6 day of January, 2020.



NOTARY PUBLIC, in and for said
County and State



BLACK & LOBELLO
10777 West Twain Avenue, Suite 300
Las Vegas, Nevada 89135
(702) 869-8801 FAX: (702) 869-2669

1 **SUBP**

2 Rusty Graf, Esq.

3 Nevada Bar No. 6322

4 **BLACK & LOBELLO**

5 10777 West Twain Avenue, 3rd Floor

6 Las Vegas, Nevada 89135

7 Telephone: (702) 869-8801

8 Facsimile: (702) 869-2669

9 E-mail: rgraf@blacklobello.law

10 *Attorney for Plaintiffs*

11 **DISTRICT COURT**
12 **FAMILY DIVISION**
13 **CLARK COUNTY, NEVADA**

14 JOSEPH FOLINO, an individual and
15 NICOLE FOLINO, an individual,

16 Plaintiff,

17 v.

18 TODD SWANSON, an individual; TODD
19 SWANSON, Trustee of the SHIRAZ TRUST;
20 SHIRAZ TRUST, a Trust of unknown origin;
21 LYONS DEVELOPMENT, LLC, a Nevada
22 limited liability company; DOES I through X;
23 and ROES I through X,

24 Defendants.

CASE NO.: A-18-782494-C

DEPT. NO.: XXIV

25 **SUBPOENA DUCES TECUM**

26 **The State of Nevada Sends Greetings to:**

27 **CUSTODIAN OF RECORDS**

28 The Ridges Community Association
C/O Kirby Gruchow, Esq.,
2525 Box Canyon Drive
Las Vegas, Nevada 89128
Phone: (702) 538-9074
Fax: (702) 538-9113

29 **YOU ARE HEREBY COMMANDED**, that all and Singular, business and excuses set
30 aside, to deliver to BLACK & LOBELLO, 10777 West Twain Avenue, Suite 300, Las Vegas,
31 Nevada, 89135, on or before the 27th day of December, 2019, by 11:00 a.m., the following

documents:

1. Any and all documentation related to or referencing any repairs conducted on 42 Meadowhawk Lane, Las Vegas, NV 89135, from January 1, 2015 to present.

2. Any and all other documentation or communications related to or referencing 42 Meadowhawk Lane, Las Vegas, NV 89135, from January 1, 2015 to present.

3. Any and all communication with and/or documents referencing or related to Joseph Folino and/or Nicole Folino from January 1, 2017 to present.

4. Any and all communication with and/or documents referencing or related to Todd Swanson from January 1, 2015 to present.

5. Any documents or communications evidencing persons granted access by the Ridges Community Association or 3rd parties acting as agents of the Ridges Community Association to 42 Meadowhawk Lane, Las Vegas, NV 89135, from January 1, 2015 to present.

6. Any and all written procedures, instructions, and/or guidelines for homeowners in the Ridges Community Association in hiring contractors and/or conducting home repairs which were in place from January 1, 2015 to present.

7. Any and all communication with and/or documents referencing or related to Uponor Inc., from January 1, 2015 to present.

8. Any and all communication with and/or documents referencing or related to The Shiraz Trust from January 1, 2015 to present.

9. Any and all communication with and/or documents referencing or related to Lyons Development, LLC., from January 1, 2015 to present.

If you fail to produce said documents on or before the date specified, you will be deemed guilty of contempt of Court, and liable to pay all losses and damages sustained thereby to the parties

1 aggrieved.


2 **HOWEVER, IF THE DOCUMENTS ARE PROVIDED PRIOR TO THE DATE**
3 **SET HEREIN, AND PROVIDED TOGETHER WITH A NOTARIZED CERTIFICATE**
4 **OF AUTHENTICITY FROM THE CUSTODIAN OF RECORDS, NO ONE NEED**
5 **APPEAR.**

7 **If the documents are provided prior to the date set above, please send them to:**

8 Rusty Graf, Esq.
9 **BLACK & LOBELLO**
10 10777 West Twain Avenue, Suite 300
 Las Vegas, Nevada 89135

11 Submitted by:

12 **BLACK & LOBELLO**

13
14  *Bar No. 15271*
15 Rusty Graf, Esq.
16 Nevada Bar No. 6322
17 **BLACK & LOBELLO**
18 10777 West Twain Avenue, 3rd Floor
19 Las Vegas, Nevada 89135
20 Telephone: (702) 869-8801
21 Facsimile: (702) 869-2669
22 E-mail: rgraf@blacklobello.law
23 *Attorney for Plaintiffs*
24
25
26
27
28



Summerlin Custom Homesite Sales Center

11277 Marble Ridge Drive

Las Vegas, NV 89135

702.255.2500 877.949.HOME

WWW.THERIDGESINSUMMERLIN.COM

January 28, 2015

Lyons Development, LLC
10120 W. Flamingo Rd., #4333
Las Vegas, NV 89147

Re: Falcon Ridge – Lot 14
Final Inspection

Dear Lyons Development, LLC:

Congratulations on the completion of your home. Pursuant to your request, a final inspection was recently performed at your property in Falcon Ridge, Lot 14. During that inspection no items were found to need your attention and/or correction.

All inspection requirements have been met. Please find enclosed the refund of your damage repair deposit in the amount of \$3,000.

Thank you for your cooperation and assistance

Sincerely,


Andrea Gaminara-Hostalek
Sr. Design Review Administrator

Cc: The Ridges Community Association
Blue Heron Architecture

JA000923

Ridges0004

From: THE RIDGES-FALCON RIDGE NGHBD
To: LYONS DEVELOPMENT LLC-NF7530
 10120 W FLAMINGO RD #4333
 LAS VEGAS, NV 89147

CheckDate 02/03/2015
CheckAmount \$****3,000.00
CheckNumber 00001209

Invoice	Date	Description	Gross	Discount	Net
-Refund	02/03/2015	R12-Refund-Lyons Dev-Lot#14	\$3,000.00		\$3,000.00

DO NOT CASH THIS CHECK UNLESS YOU CAN SEE THE VERIFY FIRST "TRUE" WATERMARK IN THE PAPER.

THE RIDGES-FALCON RIDGE NGHBD
 10801 W. CHARLESTON BLVD.
 THIRD FLOOR
 LAS VEGAS, NV 89135-1200

US BANK 94-169/1212

00001209

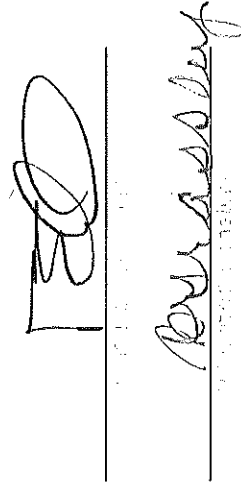
VOID AFTER 180 DAYS

Date
02/03/2015

Amount
\$****3,000.00

Pay Three Thousand And 00/100 Dollars Only

To The Order Of: LYONS DEVELOPMENT LLC
 10120 W FLAMINGO RD #4333
 LAS VEGAS, NV 89147


 R. Brassfield

HOLD UP TO LIGHT TO VIEW.

⑈00001209⑈ ⑆121201694⑆ 153795157731⑈

Scott Wingfield

From: Scott Wingfield
Sent: Thursday, July 12, 2018 1:05 PM
To: 'tvs@tswansonmd.com'
Subject: The Ridges - Guest Pass History for 42 Meadowhawk - Owner Todd Swanson /Lyons Development
Attachments: October 1-15, 2017.xlsx; October 16-31, 2017.xlsx; November 1-17, 2017.xlsx

Hi Dr. Swanson/Lyons Development LLC – per your written request I have attached the guest pass history to the property 42 Meadowhawk Lane during the October and November 2017 periods you were the deeded owner. Upon reviewing the Clark County Assessor/Recorder website, it shows the property was recorded to a different owner on November 17, 2017 at 3:21pm. Therefore.. the guest pass search parameters of the attached information are from October 1, 2017 at 12:00am through November 17, 2017 ending at 3:21pm. – Scott

Scott Wingfield

Community Manager | Summerlin
The Howard Hughes Corporation | 1980 Festival Plaza Drive | Suite 340 | Las Vegas, NV 89135
702.791.4613 phone | 702.791.4660 fax

*42 Meadowhawk Lane - Guest History Request by
Prior owner. - SW*

July 6, 2018

Dear The Ridges Council,

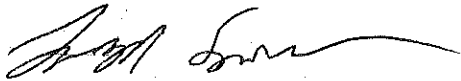
JUL 06 2018

My name is Todd V. Swanson, I am the prior Owner of 42 Meadowhawk Lane. Please allow my assistant, Nicole Whitfield, to retrieve a copy of the visitor/guest list for October and November 2017.

Please only release these documents to Nicole Whitfield or myself.

If you have any questions, please feel free to contact me at (702) 249-9219 or by email at TVS@TSwansonMD.com.

Best Regards,



Todd V. Swanson
Trustee, Shiraz Trust Manager
Lyons Development

Scott
for prior
owner

JA000926

Ridges0007

LYONS DEVELOPMENT, LLC

Business Entity Information

Status:	Active	File Date:	8/27/2008
Type:	Domestic Limited-Liability Company	Entity Number:	E0546402008-9
Qualifying State:	NV	List of Officers Due:	8/31/2019
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20081680481	Business License Exp:	8/31/2019

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	TODD SWANSON	Address 1:	10120 W. FLAMINGO RD. #4333
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89147
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

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

☒ Officers

☐ Include Inactive Officers

Manager - SHIRAZ TRUST

Address 1:	10120 W. FLAMINGO RD. #4333	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89147	Country:	
Status:	Active	Email:	

☒ Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20080570864-90	# of Pages:	1
File Date:	8/27/2008	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		

Document Number:	20080577690-34	# of Pages:	1
File Date:	8/29/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090622437-55	# of Pages:	1
File Date:	8/17/2009	Effective Date:	
09/10			
Action Type:	Annual List		
Document Number:	20100622619-89	# of Pages:	1
File Date:	8/19/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110641428-99	# of Pages:	1
File Date:	8/31/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120569470-96	# of Pages:	1
File Date:	8/17/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130525427-61	# of Pages:	1
File Date:	8/9/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140486806-39	# of Pages:	1
File Date:	7/4/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150253813-10	# of Pages:	1
File Date:	6/3/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160251132-53	# of Pages:	1
File Date:	6/2/2016	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20160371730-30	# of Pages:	1
File Date:	8/22/2016	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20170240728-43	# of Pages:	1

File Date:	6/2/2017	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20180255186-18	# of Pages:	1
File Date:	6/5/2018	Effective Date:	
(No notes for this action)			

Laura Baldovinos

From: Heu Taumoefolau <heut@WIDESPREADCONSTRUCTION.COM>
Sent: Monday, August 26, 2019 3:12 PM
To: TheRidges
Cc: Valerie Steinbaum; Widespread Service
Subject: Re: Dumpster Placement (42 Meadowhawk Ln) - *Falcon Ridge*

This email originated from an external server. Use caution.

Hi, there!

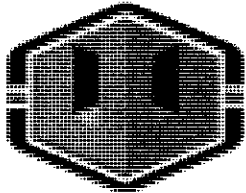
I'm not sure how long the dumpster will be out there, but the project is set to finish in November.

To reach me directly please add HeuT@widespreadconstruction.com to your address book.
Please continue to send all other emails to service@widespreadconstruction.com.

Thank you,

Heu Taumoefolau

**BUILDING DREAMS,
CREATING LIFESTYLES**



**WIDESPREAD
CONSTRUCTION**

Widespread Construction, LLC
702-998-7696 Office
702-685-1483 Fax
3125 West Ali Baba Lane #713
Las Vegas, NV 89118
NV License #74243A CA License #856088
HeuT@widespreadconstruction.com
service@widespreadconstruction.com.

From: TheRidges <TheRidges@howardhughes.com>
Date: Tuesday, August 20, 2019 at 3:01 PM
To: Heu Taumoefolau <heut@WIDESPREADCONSTRUCTION.COM>, TheRidges
<TheRidges@howardhughes.com>
Cc: Valerie Steinbaum <vsteinbaum@WIDESPREADCONSTRUCTION.COM>, Widespread Service
<service@WIDESPREADCONSTRUCTION.COM>
Subject: RE: Dumpster Placement (42 Meadowhawk Ln)

Good afternoon,

There is no fee for what you are requesting. However, placing the dumpster on the street is a violation and damage may be caused to the association's street/common area. In such instance the homeowner may be liable for any damages and/or potential violation penalties. How long will the dumpster be on the street?

Best regards,

Laura Baldovinos CAM, CMCA
Community Facility Maintenance Project Coordinator

Summerlin Association Management
2115 Festival Plaza Dr. Suite 220 Las Vegas, Nevada 89135
Telephone (702) 791-4600



From: Heu Taumofolau <heut@WIDESPREADCONSTRUCTION.COM>
Sent: Monday, August 19, 2019 4:27 PM
To: TheRidges <TheRidges@howardhughes.com>
Cc: Valerie Steinbaum <vsteinbaum@WIDESPREADCONSTRUCTION.COM>; Widespread Service <service@WIDESPREADCONSTRUCTION.COM>
Subject: Dumpster Placement (42 Meadowhawk Ln)
Importance: High

This email originated from an external server. Use caution.

Hi, there!

We are the General Contractor set to perform an interior kitchen & bathroom remodel on **42 Meadowhawk Lane**.

I just spoke with Scott on the phone who advised me that dumpsters are to be placed in the driveway and not on the street. However, the dumpster we are requesting will not fit in the small driveway and it sounds like our project manager may consider placing it on the street. I know this makes us subject to a fee. How much is that fee?

Is it a flat fee or a monthly charge?

Faleon

Club Ridges

Resident Release and Waiver

I hereby release Club Ridges, its affiliates and related entities, their successors and assigns and their respective shareholder partners, members officers directors, agents and employees (collectively, the "Releasees") from any and all liabilities, losses, claims, damages, demands, rights of action or causes of action, present or future, known or unknown, anticipated or unanticipated, arising out of or in any manner resulting from my attendance at or use of the equipment or facilities at Club Ridges. Further, I hereby agree to waive any and all of such claims, demands, rights of action or causes of action. This Release and Waiver shall be binding upon my heirs, executors, administrators and assigns. Further, I hereby agree to release and discharge the Releasees from any and all liability for any loss or theft of, or damage to, of any personal property.

I agree that I will use such facilities and equipment at my own risk and in accordance with the manufacturer's instructions and warnings. I understand that the Releasees make no evaluation or recommendation and I will not construe any statement or action as an evaluation or recommendation with respect to whether I am sufficiently physically fit for any exercise activities. I am aware that it is always advisable to consult a physician before undertaking a physical exercise program.

This Release and Waiver and the relevant provisions of the membership plan documents for Club Ridges are intended to and shall be construed so as to provide the broadest possible protection for the Releasees under law.

I acknowledge that I have carefully read this Release and Waiver and fully understand that is a release and waiver of liability.

Print Name: Joseph Folino Phone Number: _____

Address: 42 MANHATTAN LANE

Email: _____ Date: 9-8-19

Signature Joseph Folino

JA000932

THE Ridges

COMMUNITY ASSOCIATION

September 18, 2017

LYONS DEV LLC
RE: 42 MEADOWHAWK LANE
10120 W. FLAMINGO #4333
LAS VEGAS, NV 89147-8115

Re: Falcon Ridge, Lot 14, 42 Meadowhawk Lane – Trash Containers

REQUEST FOR COMPLIANCE

Dear Homeowner:

Please be advised of a violation of the CC&Rs for The Ridges Community Association.

During a recent drive through it was noted your trash containers were not properly stored. (Picture Enclosed)

ARTICLE 6. USE RESTRICTIONS

SECTION 6.7 Nuisances

"A refuse container...may be placed outside at times reasonable necessary to permit garbage or trash pickup. Reasonably necessary time shall not extend more than twelve (12) hours before scheduled pickup."

SECTION 6.11 Unsightly Articles

"No unsightly articles, facilities, equipment, objects or conditions (including but not limited to clotheslines, and garden and maintenance equipment) shall be permitted to remain on any Unit in the Development so as to be visible from any public or Private Street."

Please store your trash container behind your side yard gate or so it is not visible from the street.

Thank you for your prompt attention to this matter.

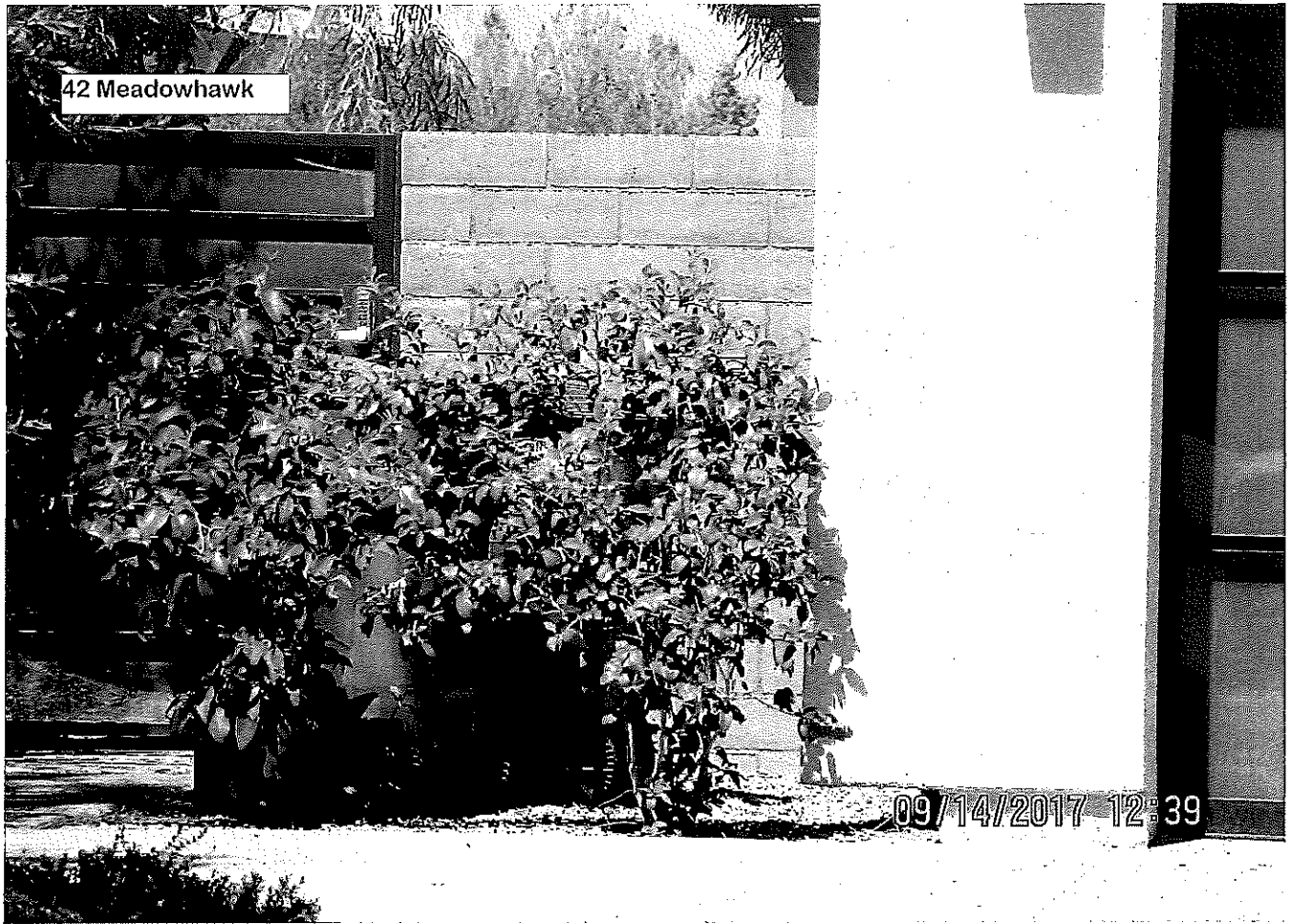
Sincerely,



Scott Wingfield
Community Manager

N/R
12/7/17
PC
New
HO-

42 Meadowhawk



JA000934

Ridges0015



COMMUNITY ASSOCIATION

September 18, 2017

LYONS DEV LLC
42 MEADOWHAWK LANE
LAS VEGAS, NV 89135

Re: Falcon Ridge, Lot 14, 42 Meadowhawk Lane – Trash Containers

REQUEST FOR COMPLIANCE

Dear Homeowner:

Please be advised of a violation of the CC&Rs for The Ridges Community Association.

During a recent drive through it was noted your trash containers were not properly stored. (Picture Enclosed)

ARTICLE 6. USE RESTRICTIONS

SECTION 6.7 Nuisances

"A refuse container...may be placed outside at times reasonable necessary to permit garbage or trash pickup. Reasonably necessary time shall not extend more than twelve (12) hours before scheduled pickup."

SECTION 6.11 Unsightly Articles

"No unsightly articles, facilities, equipment, objects or conditions (including but not limited to clotheslines, and garden and maintenance equipment) shall be permitted to remain on any Unit in the Development so as to be visible from any public or Private Street."

Please store your trash container behind your side yard gate or so it is not visible from the street.

Thank you for your prompt attention to this matter.

Sincerely,

Scott Wingfield
Community Manager



THE
Ridges
COMMUNITY ASSOCIATION

November 2, 2017

Lyons Dev LLC
RE: 42 Meadowhawk Lane
10120 W Flamingo #4333
Las Vegas, NV 89147-8115

Account: 10034174
BUR: 31-5036-1014-12
Property: 42 Meadowhawk Lane
Escrow #: 17840471
Escrow Officer: Taci Granlund
Escrow Company: Equity Title of Nevada

The Ridges - Falcon Ridge

Balance due: 0.00

THIS AMOUNT DOES NOT INCLUDE THE PROCESSING FEE. SEE BELOW

Payments received after 11/02/2017 are not reflected in this total.

(Effective 01/01/17)

Charge(s) :

Neighborhood Assmnt	145.00	**12 Month Credit for 2017**
RCA Association Dues	235.00	
	<u>380.00</u>	

Payable to: The Ridges - Falcon Ridge
1980 Festival Plaza Drive Ste.340 • Las Vegas, NV 89135-2930

Late Fee: \$20.00 per month

Processing Fee Due: \$325.00

If this is a SALE escrow, a new owner set up fee of **\$200.00** and a statement of demand fee of **\$125.00** are due and payable as a **separate check** to **HOWARD HUGHES PROPERTIES, INC.** and must be delivered to our office with the escrow package.

Please do NOT commingle the processing fees with funds due to the association.

Next Monthly Assessment Due as of: December 01, 2017 for \$235.00

Are sewer fees included in dues? No

Master Association: Summerlin South Community Association – We will provide separate demand

Insurance Coverage for Common Areas Only: State Farm Insurance, (702) 363-1979, Mark Citsay, Agent

WE REQUIRE A CONFORMED COPY OF THE DEED AND A COPY OF THE SETTLEMENT STATEMENT RELATING TO PREPAID AND/OR UNPAID HOMEOWNER ASSOCIATION FEES. ASSOCIATION FEES ARE ACCRUED MONTHLY IN THE AMOUNT OF \$380.00 WITH A CREDIT OF \$145.00 BEING APPLIED TO THE NEIGHBORHOOD DUES THROUGH 12/31/2017. PAYMENTS ARE CONSIDERED LATE IF NOT RECEIVED BY THE LAST DAY OF EACH MONTH.



The Ridges Community Association

31-5036 Falcon Ridge (RDG)
1980 Festival Plaza Drive
Las Vegas NV 89135

Unit	Space	Owner	Type	Date	CC	Description	Check	Amount	Balance
1014		12 Lyons Dev LLC	App#	10034174			Beg Bal		0.00
		RE: 42 Meadowhawk Lane	Chg	11/01/2016	A2	Neighborhood Dues		140.00	140.00
		10120 W Flamingo #4333	Chg	11/01/2016	AB	RCA Association Dues		220.00	360.00
		Las Vegas NV 89147-8115	Cr	11/01/2016	A2	Assoc. Dues Credit		-140.00	220.00
			Pay	11/11/2016		Payment-Thank You	1	-220.00	0.00
			Chg	12/01/2016	A2	Neighborhood Dues		140.00	140.00
			Chg	12/01/2016	AB	RCA Association Dues		220.00	360.00
			Cr	12/01/2016	A2	Assoc. Dues Credit		-140.00	220.00
			Pay	12/07/2016		Payment-Thank You	2	-220.00	0.00
			Pay	12/31/2016		Payment-Thank You	4	-220.00	-220.00
			Chg	01/01/2017	AB	RCA Association Dues		235.00	15.00
			Chg	01/01/2017	A2	Neighborhood Dues		145.00	160.00
			Cr	01/01/2017	A2	Assoc. Dues Credit		-145.00	15.00
			Chg	02/01/2017	A2	Neighborhood Dues		145.00	160.00
			Chg	02/01/2017	AB	RCA Association Dues		235.00	395.00
			Cr	02/01/2017	A2	Assoc. Dues Credit		-145.00	250.00
			Pay	02/09/2017		Payment-Thank You	8	-250.00	0.00
			Chg	03/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	03/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	03/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	03/02/2017		Payment-Thank You	9	-235.00	0.00
			Chg	04/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	04/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	04/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	04/06/2017		Payment-Thank You	12	-235.00	0.00
			Chg	05/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	05/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	05/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	05/02/2017		Payment-Thank You	13	-235.00	0.00
			Chg	06/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	06/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	06/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	06/06/2017		Payment-Thank You	14	-235.00	0.00
			Chg	07/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	07/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	07/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	07/05/2017		Payment-Thank You	15	-235.00	0.00
			Chg	08/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	08/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	08/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	08/02/2017		Payment-Thank You	18	-235.00	0.00
			Chg	09/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	09/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	09/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	09/06/2017		Payment-Thank You	0017	-235.00	0.00
			Chg	10/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	10/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	10/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	10/02/2017		Payment-Thank You	0018	-235.00	0.00
			Chg	11/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	11/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	11/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	11/02/2017		Payment-Thank You	20	-235.00	0.00
						End Bal			0.00



EQUITY

TITLE OF NEVADA

Balance Due: \$0
 VIOS: No
 Const: No
 Next Due: 12/1/17

November 1, 2017

The Ridges & Summerlin South Community

RE: Escrow No.: 17840471
 Escrow Officer: Taci Granlund
 Property Owner: Lyons Development, LLC
 Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135

To Whom It May Concern:

With reference to the above, we have a pending transaction which, if complete, will require the following information regarding the Homeowners dues:

PLEASE COMPLETE THE ENTIRE FORM AND RETURN TO THE UNDERSIGNED AT YOUR EARLIEST POSSIBLE CONVENIENCE:

(Please Complete This Section):

Dues: \$ _____ Dues are paid: ☐ Monthly ☐ Quarterly ☐ Annually

Late charge Amount: \$ _____ Date the Late Charge is assessed: ____/____/____

Date paid to: ____/____/____ Next payment due: ____/____/____

Are sewer fees included in HOA dues? ☐ YES ☐ NO

Transfer Fee (if any): \$ _____ Delinquency Now Due: \$ _____

Special Assessments (if any): \$ _____

Is Insurance included in monthly dues? ☐ YES ☐ NO

Does Insurance cover common areas only? ☐ YES ☐ NO

Name of Insurance Company: _____

Insurance Agent name: _____

Phone: () _____ - _____

Is there a Sub HOA? ☐ YES ☐ NO

Name of Sub HOA: _____

Phone #: () _____ - _____

Fax: () _____ - _____

Send Checks to: _____

IF THIS ACCOUNT HAS BEEN REFERRED FOR COLLECTIONS OR FORECLOSURE PLEASE INDICATE BELOW THE REFERRAL PARTY INFORMATION.

Name: _____ Phone # _____

ADDITIONAL REQUIREMENTS FOR THE NEW PROPERTY OWNER, IF ANY:

Your response to the above constitutes a DEMAND on our escrow and will be complied with accordingly; therefore, if any of the foregoing should change, PLEASE CALL US WITH CORRECTED INFORMATION IMMEDIATELY.

If your Association has "FIRST RIGHT OF REFUSAL" or "RIGHT TO APPROVE ANY PROPOSED BUYER" or any similar rights, this letter will serve to comply with the provision that your Association be notified. If our escrow is not served with written notice of your Association's intention to exercise those rights herein above set forth, on or before TEN (10) days from the date of this notice, your silence will be deemed to evidence your approval of the sale, and waiver of those rights for this transaction. In the event you should require information concerning the pending sale which is the subject of this escrow, you may wish to contact - Taci Granlund at (702) 432-1111.

THE ABOVE INFORMATION HAS BEEN PROVIDED BY:

YOUR NAME: _____ TELEPHONE #: _____

DATE: _____



COMMUNITY ASSOCIATION

COPY

November 14, 2019

Joseph Folino
Nicole Folino
42 Meadowhawk Lane
Las Vegas, NV 89135

Falcon Ridge – 42 Meadowhawk Lane

Dear Joseph Folino,

The Ridges Community Association Board of Directors would like to take this opportunity to thank you for attending the Executive Session held on November 11, 2019, to address the following violations of The Ridges' governing documents:

Speeding in the Community.

Following review, The Ridge's Board of Directors determined as follows:

- A monetary penalty of \$100.00 is imposed and will be assessed against your account for speeding within the community.

It is the Association's sincere hope that you and/or your guests discontinue speeding within the community.

Please be sure to, in the future, comply with The Ridges' Speeding Enforcement Penalty Policy and Procedure. Note - the sanctions for speeding are more severe if the speeding violation is determined to be a health, safety, welfare violation.

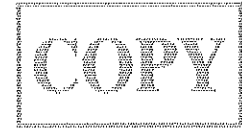
Thank you for your cooperation in future compliance.

Sincerely,

Laura Baldovinos, CAM, CMCA, AMS
Community Manager

2 Here

THE Ridges



October 30, 2019

COMMUNITY ASSOCIATION

Joseph R Folino
Nicole Folino
42 Meadowhawk Lane
Las Vegas, NV 89135

Falcon Ridge – 42 Meadowhawk Lane

Dear Joseph Folino,

SECOND REQUEST FOR COMPLIANCE AND NOTICE OF HEARING

Please be advised of a violation by you of Governing Documents of The Ridges Community Association.

VIOLATION: CC&R's, Speeding Enforcement Penalty Policy and Procedure Speeding in the Community.

This is notice of the violation stated above. A hearing will be held as set forth below to confirm if you have committed a violation and to determine the amount and type of fine, penalty and/or sanction which shall be assessed.

The Board of Directors ("Board") for The Ridges Community Association ("The Ridges") will hold a hearing on your failure to abide by the Governing Documents on the **11th day of November 2019 at approximately 5:45 PM.** The meeting will be held at The Willows Community Center, 2775 Desert Marigold Lane, Las Vegas, NV 89135 (next to Willows Community pool).

You have the right to contest this alleged violation at the scheduled hearing. You may attend this hearing in person or through a personal representative, or you may choose not to attend this hearing. The hearing will take place even if you fail to attend. At the hearing you may present evidence or make any statement you wish the Board to consider relative to the issue. The Board has the right to limit the length of time of such hearing and may also limit the length of time during which any evidence may be presented.

Please note that potential hearing outcomes may include any fines, penalties and/or sanctions as outlined in The Ridges governing documents and/or NRS 116, including but not limited to the following:

1. Monetary sanctions as outlined in The Ridges' Speeding Enforcement Penalty Policy and Procedure. The sanctions will be more severe if the speeding violation is determined to be a health, safety, welfare violation; and
2. Suspension of the rights to use common elements or vote on matters related to The Ridges, as provided in NRS 116.31031(1)(a).

Should you have any questions, I can be reached at 702-791-4613. Thank you for your attention in this matter.

Sincerely,

Laura Baldovinos, CAM, CMCA
Community Manager

2115 Festival Plaza Drive, Suite 220 • Las Vegas, Nevada 89135 • 702-791-4600 • Fax 702-791-4660

JA000941

Ridges0022

THE
Ridges
COMMUNITY ASSOCIATION



October 21, 2019

15041 - RSPEED - V02

Joseph Folino
Nicole Folino
42 Meadowhawk Lane
Las Vegas, NV 89135

Re: Falcon Ridge - 42 Meadowhawk Lane

OFFICIAL WARNING – REQUEST FOR COMPLIANCE

RE: Reported Speeding - Governing Document Violations (Health, Safety and Welfare – Hazardous Activities – Nuisances)

Dear Homeowner,

Please be advised that management received a report from gatehouse staff that an individual from your home has driven a vehicle at a high rate of speed throughout the community. ***The reported high rate of speed was 38 MPH in a 25 MPH zone. The reported vehicle is a Black, Maserati Quattroporte, License Plate #LVF48L Association records show this vehicle matches the description of a vehicle registered to your property, 42 Meadowhawk Lane. The reported driver of the vehicle is Mr. Joseph Folino. (Pictures Enclosed)***

Vehicles traveling at this high rate of speed can cause health, safety and welfare and hazardous activity concerns to your community residents. It is also a violation of your community CC&R's, Speeding Enforcement Penalty Policy and Procedure (enclosed) and Rules & Regulations to engage in hazardous activities and/or activities that pose and imminent threat of causing a substantial adverse effect on the health, safety or welfare of the persons and/or property located in the community.

Further,

Rules and Regulations, A. Use of Common Area Facilities/Parks

2. All persons using the Common Elements shall at all times conduct themselves in an orderly and safe manner.

9. Motorized, self-propelled or off-highway vehicles of any kind shall not be operated in a park, trail, walking path or sidewalk with the exception of those necessary to perform Association maintenance duties and the Board sanctioned use of a motorized vehicle for a disability.

Rules and Regulations, B. Vehicle Registration and Traffic Regulations

1. A motor vehicle defined by NRS 484A.130 "Motor Vehicle" means every vehicle, which is self-propelled but not operated on rails.

2. All motor vehicles entering The Ridges Private Streets must display a license plate and current registration.

3. When driving a motor vehicle onto The Ridges Private Streets, a driver shall be licensed according to the Department of Motor Vehicles. Driver also agrees to abide by all traffic laws of the State of Nevada and Clark County and the vehicular Rules and Regulations of The Ridges, including but not limited to, not exceeding posted speed limits and obeying traffic signs.

Rules and Regulations, D. Nuisances/Excessive Noise

1. The Board shall have the right to determine in accordance with the CC&Rs, Section 6.7, if any noise, odor, interference or activity producing such noise, odor or interference or other items which may unreasonably disturb other Owners or Occupants constitutes a nuisance.

No sound or odor, which is noxious or unreasonably offensive to any Person, shall be emitted from any area of the Development. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells, or other sound devices (other than devices used exclusively for safety, security or fire protection purposes), noisy or smoky vehicles, unlicensed off-road motor vehicles or other items which may unreasonably disturb other Owners or Occupants shall be located, used or placed on any property within the Development without the prior written approval of the Design Review Committee and/or the Board of Directors.

CC&Rs, 6.7 - Nuisances

Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells, or other sound devices (other than devices used exclusively for safety, security or fire protection purposes), noisy or smoky vehicles, off-road motor vehicles or other items which may unreasonably disturb other Owners or Occupants shall be located, used or placed on any property within the Development without the prior written approval of the Design Review Committee.

CC&Rs, 6.10 – No Hazardous Activities

No activities shall be conducted nor shall any Improvements be constructed anywhere in the Development which are or might be unsafe or hazardous to any Person or Unit in the Development.

Please inform all the residents at your property to drive their vehicles at the posted speed limit in each respective area. The speed limit on The Ridges main loop road is 25 MPH and your neighborhood speed limit is 15 MPH.

We are required pursuant to Article VII of the Bylaws to send this notice and offer you an opportunity to send a correction response to theridges@howardhughes.com. Note that this paragraph and this correspondence is to comply with the procedural requirements of the Association's governing documents and NRS Chapter 116, including without limitation Article VII of the Bylaws, Sections 3.3, 3.4 and 8.4 of the CC&Rs and NRS 116.31031.


The Association will be following up this correspondence with a Notice of Hearing letter which schedules this matter for a hearing on November 11, 2019. You are hereby notified of the hearing date of November 11, 2019, time to be determined and confirmed in the Notice of Hearing letter, at the following address: 2775 Desert Marigold Lane, Las Vegas, NV 89135. The hearing will be conducted in executive closed session before the Board, including pursuant to NRS 116.31031 and 116.31085.

Further pursuant to Article VII of the Bylaws and NRS 116.31031 and 116.31085, you are hereby notified of the following:

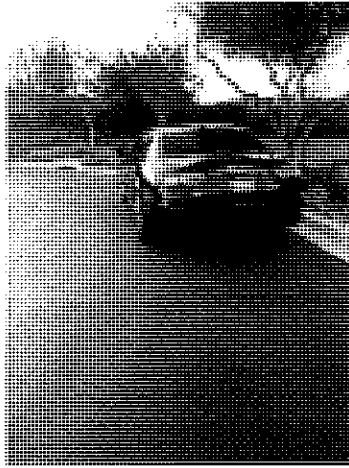
1. You may be present at the hearing, may be heard orally or in writing and will be given full opportunity to examine all witnesses that may be testifying at the hearing.

The Ridges -RIDG-
 11400 Marble Ridge
 Dr.
 Las Vegas NV 89135
 United States

MSC-RIDGES TRAFFIC VIOLATION	
Report #	204034
Report Date	08/11/2019
Report Time	03:31am
Created By	Salvador Bracamonte #3696
Position	Supervisor
Client	The Ridges -RIDG-

Information	
Date	08/10/2019
Time	07:34pm
Officer	Salvador Bracamonte #3696
Speed Limit	25
Speed Vehicle Traveling	38
Driver Name	Joseph R. Folino
Driver Address	42 Meadowhawk Lane
Community Driver belongs to	Falcon Ridge Community
Driver pulled over	Yes- Compliant
Transponder number (if applicable)	
Narrative	On 8/10/2019 at approximately 1934hrs. Vehicle was seen speeding through Granite Ridge Dr at a speed of 38mph. Vehicle pulled over for security and provided documentation for report.
Radar Pic	 <p>Black Maserati Quattroporte LVF48L</p>

Vehicle



License Plate



Officer Signature

I hereby declare that all information provided is accurate and true to the best of my knowledge.

A handwritten signature in ink, appearing to be "H. B. Smith", written over a horizontal line.

NV PILB 1791B



**Command Center
West (Las Vegas)**

Marksman Security Corporation

5820 S Eastern Ave,
Suite 210

Las Vegas,
Nevada 89119

(702) 496.4983 (O)

(702) 921.9999 (F)

CommandWest@marksmansecurity.com

www.marksmansecurity.com |



The information in this electronic message from Marksman Security Corporation, U.S.A. or its Employees may be privileged and confidential and is intended only for the use of the individual(s) and/or entity (entities) named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking of any action in reliance on the contents of the electronically transmitted materials is prohibited. Licensed in: AZ: 1667008, NV: 1791B, OK: 15SGA4542, TX: B19695



**Las Vegas Regional
Office**

Marksman Security
Corporation

5820 S Eastern Ave,
Suite 210

Las Vegas,
Nevada 89119

(702) 852.6700 (O)

(702) 921.9999 (F)

Vegas@marksmansecurity.com

www.marksmansecurity.com |



The information in this electronic message from Marksman Security Corporation, U.S.A. or its Employees may be privileged and confidential and is intended only for the use of the individual(s) and/or entity (entities) named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking of any action in reliance on the contents of the electronically transmitted materials is prohibited. Licensed in: AZ: 1667008, NV: 1791B, OK: 15SGA4542, TX: B19695

3. When driving a motor vehicle onto The Ridges Private Streets, a driver shall be licensed according to the Department of Motor Vehicles. Driver also agrees to abide by all traffic laws of the State of Nevada and Clark County and the vehicular Rules and Regulations of The Ridges, including but not limited to, not exceeding posted speed limits and obeying traffic signs.

Rules and Regulations, D. Nuisances/Excessive Noise

1. The Board shall have the right to determine in accordance with the CC&Rs, Section 6.7, if any noise, odor, interference or activity producing such noise, odor or interference or other items which may unreasonably disturb other Owners or Occupants constitutes a nuisance.

No sound or odor, which is noxious or unreasonably offensive to any Person, shall be emitted from any area of the Development. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells, or other sound devices (other than devices used exclusively for safety, security or fire protection purposes), noisy or smoky vehicles, unlicensed off-road motor vehicles or other items which may unreasonably disturb other Owners or Occupants shall be located, used or placed on any property within the Development without the prior written approval of the Design Review Committee and/or the Board of Directors.

CC&Rs, 6.7 - Nuisances

Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells, or other sound devices (other than devices used exclusively for safety, security or fire protection purposes), noisy or smoky vehicles, off-road motor vehicles or other items which may unreasonably disturb other Owners or Occupants shall be located, used or placed on any property within the Development without the prior written approval of the Design Review Committee.

CC&Rs, 6.10 – No Hazardous Activities

No activities shall be conducted nor shall any Improvements be constructed anywhere in the Development which are or might be unsafe or hazardous to any Person or Unit in the Development.

Please inform all the residents at your property to drive their vehicles at the posted speed limit in each respective area. The speed limit on The Ridges main loop road is 25 MPH and your neighborhood speed limit is 15 MPH.

We are required pursuant to Article VII of the Bylaws to send this notice and offer you an opportunity to send a correction response to theridges@howardhughes.com. Note that this paragraph and this correspondence is to comply with the procedural requirements of the Association's governing documents and NRS Chapter 116, including without limitation Article VII of the Bylaws, Sections 3.3, 3.4 and 8.4 of the CC&Rs and NRS 116.31031.

The Association will be following up this correspondence with a Notice of Hearing letter which schedules this matter for a hearing on November 11, 2019. You are hereby notified of the hearing date of November 11, 2019, time to be determined and confirmed in the Notice of Hearing letter, at the following address: 2775 Desert Marigold Lane, Las Vegas, NV 89135. The hearing will be conducted in executive closed session before the Board, including pursuant to NRS 116.31031 and 116.31085.

Further pursuant to Article VII of the Bylaws and NRS 116.31031 and 116.31085, you are hereby notified of the following:

1. You may be present at the hearing, may be heard orally or in writing and will be given full opportunity to examine all witnesses that may be testifying at the hearing.



Commercial: NO
 Maserati / Quattroporte
 Black / Sedan
 08/10/2019 19:34:56

Citation#: 111
 License#: 1602263756
 Offense: Speeding
 Officer: S/S Bracamonte
 MSC The Ridges(South
)

JA000948

THE Ridges

COMMUNITY ASSOCIATION

COPY

November 17, 2017

Todd Swanson
42 Meadowhawk Lane
Las Vegas, NV 89135

Re: FALCON RIDGE – 42 Meadowhawk Lane

Dear Mr. Swanson,

Thank you for your recent submittal proposing front yard landscape modifications. Please be advised The Ridges Design Review Committee has reviewed and denied your plans for the following reasons:

1. Proposed changes do not meet the minimum tree requirements per criteria, section 4.3.5 Trees and Shrubs;
2. Trees used to meet the minimum requirements shall be a 36" inch box size;
3. Provide front yard hardscape/softscape calculations.

The Ridges Design Review Committee appreciates your help through this review process and we sincerely thank you for making the time and effort to follow community guidelines. Upon receipt of additional information, we will review and respond in as timely a manner as possible. Should you have any other questions or concerns I can be reached at 702.791.4613.

Sincerely,



Scott Wingfield
Community Manager

THE Ridges

DATE RECEIVED: **NOV 14 2017**

ARCHITECTURAL REVIEW REQUEST FORM

APPLICATION DATE: 11/9/17 TELEPHONE: _____

HOMEOWNER'S NAME: Todd Swanson, Co Trustee

PROPERTY ADDRESS: 44 Meadowlark Lane, Las Vegas, NV

MAILING ADDRESS: 44 Meadowlark Lane, Las Vegas, NV

I (we) hereby request approval for the following home improvement. Attached are complete plans of the proposed improvement. NOTE: Plans should include adequate information to render a decision, including, but not limited to, site plan with set back information, drawings, utility information, drainage plan, as well as information regarding the type of materials to be used and exterior colors. **Must get neighbor approval for modifications to party walls.**

IMPROVEMENTS: Landscaping per plan, add 24" Ret.
wall/gw/ planting plan. Paver color: Quartz Grey
tile on 24" Retaining wall: Crossville tile (see pic)
(COPY OF IMPROVEMENT AS PER ATTACHED DRAWING)

HOMEOWNER SIGNATURE: Todd Swanson, Co-Trustee
11/11/2017 12:32:37 AM PST

NOTE: YOU ARE RESPONSIBLE FOR ALL PERMITS AND ADHERENCE TO ALL CLARK COUNTY CODES AND SET-BACKS.

NEIGHBOR ACKNOWLEDGEMENT (Required only for property line and/or wall improvements and modifications) All impacted owners must sign.

44 Meadowlark Lane not available 11/9/17 DATE: _____
 NEIGHBOR'S SIGNATURE
44 Meadowlark Lane not available 11/9/17 DATE: _____
 NEIGHBOR'S SIGNATURE

NEIGHBOR'S SIGNATURE _____

DATE: _____

MAIL TO:
 The Ridges Community Association
 Design Review Committee
 1700 Festival Plaza Drive, Ste. 340
 Las Vegas, NV 89115
 791-4600 FAX 791-4669

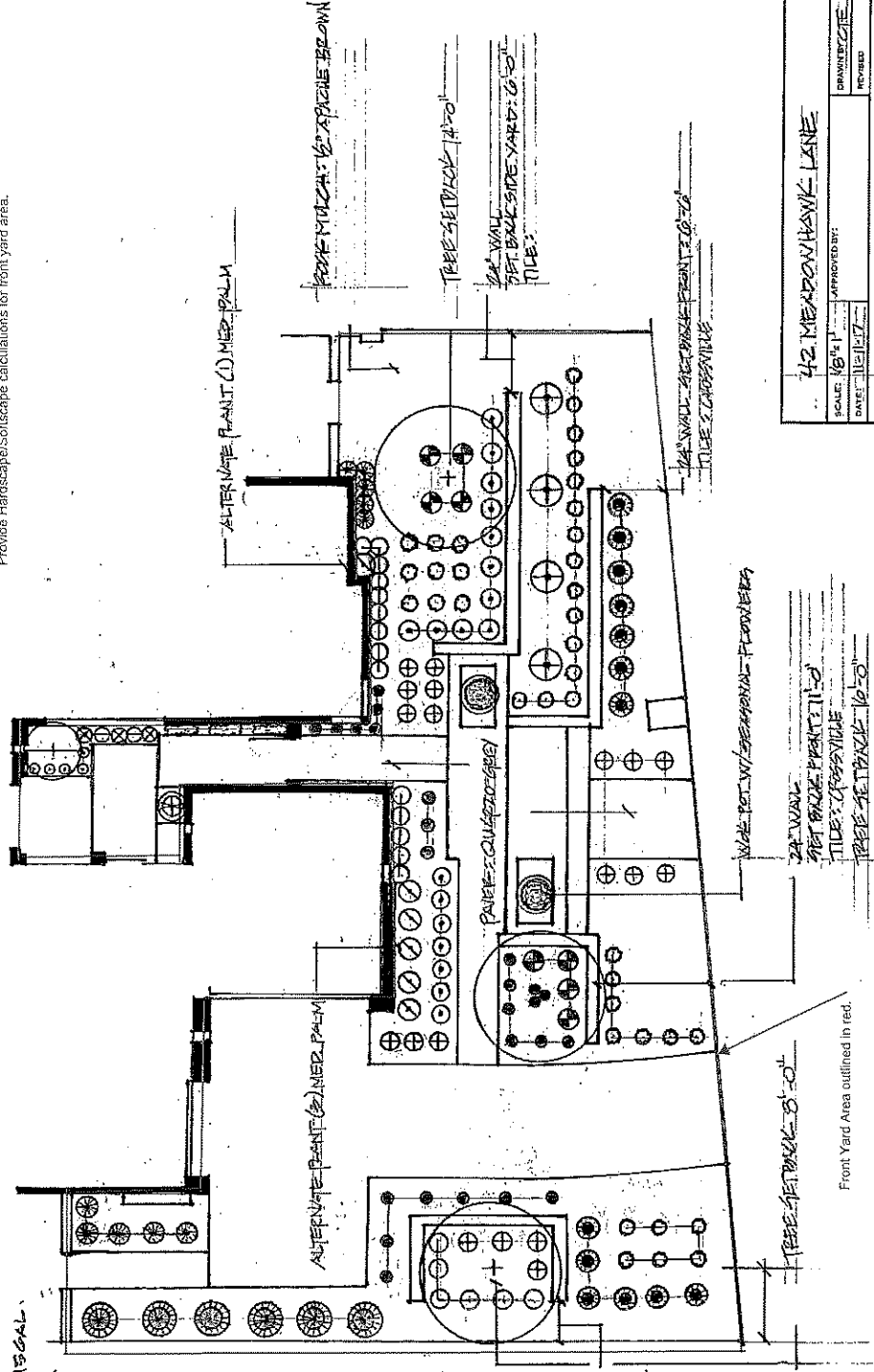
COPY

PLANT SCHEDULE

1. SOUTHERN LANE 20' BOX
2. CREPE MYRTLE - MULTITRUNK 20' BOX
3. NEW PINE 24" DIA
4. BAY LAUREL 15 GAL
5. LARGE ALTERNATE PLANT 15 GAL
6. PEACH BLOSSOM 15 GAL
7. TROPICAN VINE 15 GAL
8. BLUE FLAME 15 GAL
9. CORNER PLANT 15 GAL
10. VINE PLANT 15 GAL
11. GARDENIA 15 GAL
12. YAUJON HALLY 15 GAL
13. PURPLE FLAME 15 GAL
14. YERBENA 15 GAL
15. BLUE BUSH 15 GAL
16. PROSTRATE GERMAN 15 GAL
17. STAR JASMINE 15 GAL

NOTES:
 APPROX. 1000 S.F. OF
 TREE REQUIREMENTS - 2 LARGES / 1000
 AREA COVERAGE - 135%

24" WALL
 SET BACK 10'-0"
 TILES: CROSSVILLE



Front Yard Area outlined in red.

24" WALL
 SET BACK 10'-0"
 TILES: CROSSVILLE

24" WALL
 SET BACK 10'-0"
 TILES: CROSSVILLE

TREE SETBACK 10'-0"

42 MEADOWHAWK LANE

SCALE: 1/8" = 1'	APPROVED BY:
DATE: 11-17-11	
DRAWN BY: J. B. BROWN	
DRAWING NUMBER: 1000	

JA000951

Scott Wingfield

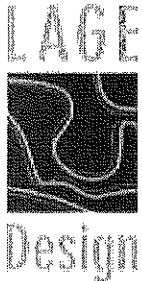
From: Cecilia Schafler <ceciliaschafler@lagedesigninc.com>
Sent: Tuesday, November 14, 2017 1:34 PM
To: Scott Wingfield
Subject: Re: 42 Meadowhawk Lane Arch Review Request
Attachments: 42 Meadowhawk Lane HOA.pdf

Hi Scott,

Attached is the redlined plan. They do not meet the minimum tree requirements. Let me know if you have questions.

Thank you!

Cecilia Schafler, PLA, SITES AP
NV #619 AZ #52569 UT #10126352



2560 Anthem Village Dr. Ste. 150
Henderson, NV 89052
702.479.5225

www.lagedesigninc.com
DBE + WBE

From: Scott Wingfield <Scott.Wingfield@howardhughes.com>
Date: Tuesday, November 14, 2017 at 12:54 PM
To: Cecilia Schafler <ceciliaschafler@lagedesigninc.com>
Subject: FW: 42 Meadowhawk Lane Arch Review Request

For your review please... thank you

From: Craig Emrey [<mailto:psu81craig@gmail.com>]
Sent: Monday, November 13, 2017 3:51 PM
To: Scott Wingfield <Scott.Wingfield@howardhughes.com>
Subject: 42 Meadowhawk Lane Arch Review Request

Scott,
I have attached the following for your consideration and review

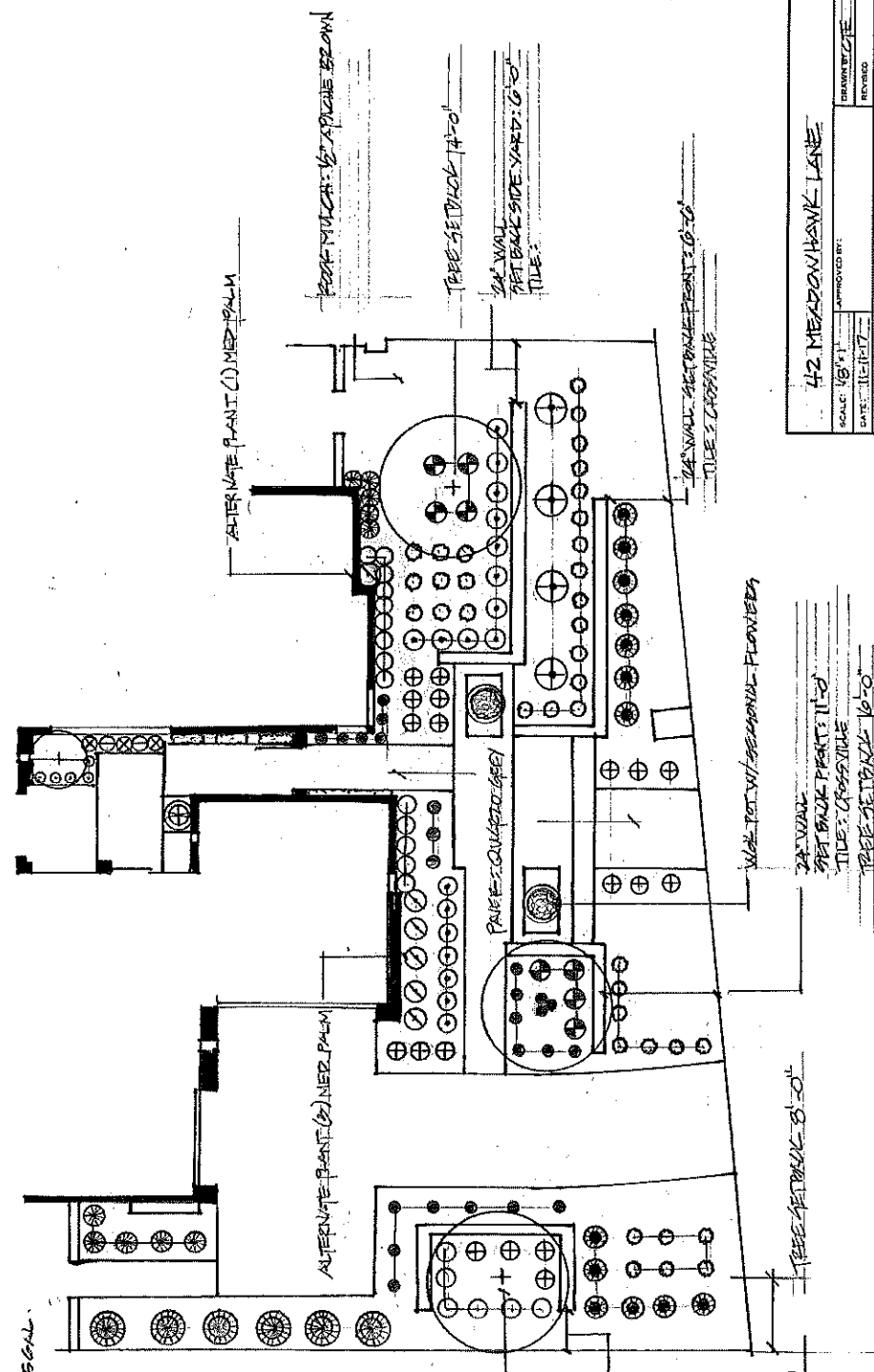
1. Arch Review Request Form
2. Landscape Plan
3. Tile Type and Color Retaining Walls
4. Paver Type and Color

PLANT SCHEDULE

- 1 SOUTHERN LIVE OAK 28'-0" X 10'-0" BLUE RESQUE GRASS 5 GAL.
- 2 CREMYNILE NUTTING 28'-0" X 10'-0" MEXICAN FEATHER GRASS 5 GAL.
- 3 YEW PINE 24'-0" X 10'-0"
- 4 BAY PALM 15 GAL.
- 5 ACACIA ARBORESCENS 15 GAL.
- 6 PERUVIAN IRONWOOD 15 GAL.
- 7 INDIAN MYRTLE 5 GAL.
- 8 BLUE FLAME AGAVE
- 9 CORNER TRANT 5 GAL.
- 10 VIOLET FLX 15 GAL.
- 11 GARDENIA 5 GAL.
- 12 YAUJON HILL 5 GAL.
- 13 PURPLE FLX 15 GAL.
- 14 YERBA MATTE 15 GAL.
- 15 BLUE BUSH 15 GAL.
- 16 PROSTRATE GERMANIA 15 GAL.
- 17 STRAIGHT VINE 15 GAL.

NOTES:
 1. AREA TO COVER 1800 SQ FT
 2. REQUIREMENTS: 2 LARGES / 1000 SQ FT
 3. AREA COVERAGE 1-35.76

24' WALL
 SET BACK AREA 10'-0"
 TILE: CROSSHATCH



24' WALL
 SET BACK 10'-0"
 TILE: CROSSHATCH
 24' WALL
 SET BACK 10'-0"
 TILE: CROSSHATCH

42 MEXICAN PALM LANE	
SCALE: 1/8" = 1'	APPROVED BY:
DATE: 11-11-17	REVISED:
L. VANDERKAM, P.E.	
DRAWING NUMBER: 1-01	

APN NO.: 164-14-414-014

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA

WHEN RECORDED MAIL TO:

Joseph R Folino & Nicole Folino
42 Meadowhawk Lane
Las Vegas NV 89135

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Affix RPTT: \$15,300.00
ESCROW NO.: 17840471 TGR

Inst #: 20171117-0003032

Fees: \$40.00

RPTT: \$15300.00 Ex #:

11/17/2017 03:21:08 PM

Receipt #: 3252384

Requestor:

EQUITY TITLE OF NEVADA

Recorded By: RYUD Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Lyons Development, LLC, a Nevada Limited Liability Company

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant,
Bargain Sell and convey to

Joseph R Folino and Nicole M Folino, husband and wife as joint tenants

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances
thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

Folino

31-5036-1014-13
42 Meadowhawk Ln
11/24/17 0954

Ridges0035

SELLER:

Lyons Development, LLC

Todd Swanson, Trustee
Todd Swanson, Resource Trustee for
the Shiraz Trust

STATE OF Colorado)
COUNTY OF Denver) SS:

On November 11, 2017

personally appeared before me, a Notary Public

Todd Swanson

who acknowledged that he/she/they executed the
above instrument.

Karen Coffey
Notary Public

My commission expires: 3/29/18

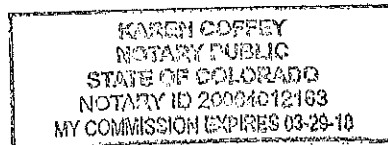


EXHIBIT "A"
LEGAL DESCRIPTION

Lot Fourteen (14) as shown on the FINAL MAP OF SUMMERLIN VILLAGE 18 THE RIDGES
PARCEL "F" FALCON RIDGE as shown by map thereof on file in Book 126 of Plats, Page
64, in the Office of the County Recorder, Clark County, Nevada.

Equity Title of Nevada

2475 Village View Dr., Suite 250 Henderson, NV 89074

Phone: (702) 432-1111

File No./Escrow No.: 17840471-084-TGR

Print Date & Time: 11/20/2017 - 10:39:03AM

Officer/Escrow Officer: Taci Granlund

Settlement Location: 2475 Village View Dr., Suite 250, Henderson, NV 89074

Property Address: 42 Meadowhawk Lane, Las Vegas, NV 89135, 164-14-414-014

Borrower: Joseph R Folino

Nicole Folino

Seller: Lyons Development, LLC

Lender: Wells Fargo Bank, NA

Settlement Date: 11/17/2017

Disbursement Date: 11/17/2017

THIS IS CERTIFIED TO
BE A TRUE AND CORRECT
COPY OF THE ORIGINAL.
EQUITY TITLE LLCBY 

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	3,000,000.00	Sale Price of Property	3,000,000.00	
		Deposit		150,000.00
		Loan Amount		1,950,000.00
		Lender Credits	(143.00)	
		Prorations/Adjustments		
	2,252.79	County Taxes 11/17/17 to 01/01/18	2,252.79	
	160.49	Sewer 11/17/17 to 07/01/18	160.49	
	19.79	HOA Dues for Summerlin South 11/17/17 to 12/01/17	19.79	
	108.16	HOA Dues 11/17/17 to 12/01/17	108.16	
2,264.75		Title Insurance Premium Adjustment		2,264.75
		Loan Charges to Wells Fargo Bank, NA		
		Prepaid Interest (\$193.66 per day from 11/17/17 to 12/1/17)	2,711.24	
		Other Loan Charges		
		Lender Appraisal Review		
		\$110.00 Paid By Wells Fargo Bank, NA		
		Processing Fee		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		\$1,095.00 Paid By Wells Fargo Bank, NA		
		Tax Service		
		\$78.00 Paid By Wells Fargo Bank, NA		
		Appraisal Fee	191.50	
		\$663.50 POC - Borrower		
		Credit Report Fee	18.00	
		\$31.50 POC - Borrower		
125.00		Signing Fee to Merritt Services Inc.		
		Signing Fee to Signature Services L.V.	150.00	
		Impounds		
		Homeowner's Insurance \$121.83 per month for 1 mo. to Wells Fargo Bank, NA	121.83	
		Property Taxes \$1,522.87 per month for 1 mo. to Wells Fargo Bank, NA	1,522.87	
		Aggregate Adjustment	(365.94)	
		Title Charges & Escrow/Settlement Charges		
		ALTA 2006 Extended Coverage Loan Policy to Equity Title of Nevada	4,529.50	
		100.29-06 Mineral Rights-Existing Encroachment to Equity Title of Nevada	0.00	
		9.1-06 CC&R's - Unimproved Land - Owner's to Equity Title of Nevada	25.00	
		8.1-06 Enviromental Protection Lien to Equity Title of Nevada	25.00	
4,207.25		ALTA 2013 Homeowner's Policy or Title Insurance (Rev 12-2-13) to Equity Title of Nevada		
		Alta HomeOwners to Equity Title of Nevada	647.20	
		CPL to Equity Title of Nevada		
		\$25.00 Paid By Wells Fargo Bank, NA		
1,247.50		Escrow Fee to Equity Title of Nevada	368.00	
		\$879.50 Paid By Wells Fargo Bank, NA		
		Inspection Fee to Equity Title of Nevada	50.00	
		Loan Tie in Fee to Equity Title of Nevada		
		\$250.00 Paid By Wells Fargo Bank, NA		
100.00		Recon Fee to Equity Title of Nevada		
		Commission		
90,000.00		Real Estate Commission to Vegas Homes & Fine Estates		
90,000.00		Real Estate Commission to BHHS Nevada Properties		
		Government Recording and Transfer Charges		
		E Recording Fee to Equity Title of Nevada	10.00	
		Recording Fee For Deed of Trust to Equity Title of Nevada	40.00	
		Recording Fee For Deed to Equity Title of Nevada	40.00	
15,300.00		County Transfer Tax to Equity Title of Nevada		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Payoffs		
1,314,512.90		Lender: Northern Trust Company Need Demand Principal Balance (\$1,314,390.00) Interest From 11/20/2017 To 11/21/2017 \$122.90 (\$122.90/day)		
		Miscellaneous		
		3rd Qtr Property Taxes (mo.) to Clark County Treasurer	4,568.16	
125.00		Demand fee for the Ridges to Howard Hughes Properties		
		HOA Advance Assessments -The Ridges December to The Ridges - Falcon Ridge	235.00	
		HOA Advance Summerlin South t (Dec) to Summerlin South Community Association	43.00	
125.00		HOA Demand Summerlin South to Howard Hughes Properties		
43.00		HOA Dues (Nov) to Summerlin South Community Association		
235.00		HOA Dues -The Ridges (Nov) to The Ridges - Falcon Ridge		
200.00		HOA Transfer Fee for Summerlin South to Howard Hughes Properties		
353.14		Home Warranty to American Home Shield		
100.00		Reimburse for HOA to Shapiro and Sher		
200.00		Transfer Fee The Ridges to Howard Hughes Properties		
		Closing Funds		915,063.84
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
1,519,138.54	3,002,541.23	Subtotals	3,017,328.59	3,017,328.59
		Balance Due From Buyer		0.00
1,483,402.69		Proceeds Due Seller		
3,002,541.23	3,002,541.23	Totals	3,017,328.59	3,017,328.59

THE
Ridgês
COMMUNITY ASSOCIATION

November 2, 2017

Lyons Dev LLC
RE: 42 Meadowhawk Lane
10120 W Flamingo #4333
Las Vegas, NV 89147-8115

Account: 10034174
BUR: 31-5036-1014-12
Property: 42 Meadowhawk Lane

Escrow #: 17840471
Escrow Officer: Taci Granlund
Escrow Company: Equity Title of Nevada

The Ridges - Falcon Ridge

Balance due: 0.00

THIS AMOUNT DOES NOT INCLUDE THE PROCESSING FEE. SEE BELOW

Payments received after 11/02/2017 are not reflected in this total.

(Effective 01/01/17)

Charge(s) :

Neighborhood Assmnt	145.00	**12 Month Credit for 2017**
RCA Association Dues	235.00	
	<u>380.00</u>	

THIS STATEMENT IS HEREBY APPROVED
BY: [Signature]
BY: Nicki Holme
DATED: 11/11/17

Payable to: The Ridges - Falcon Ridge

1980 Festival Plaza Drive Ste.340 • Las Vegas, NV 89135-2930

Late Fee: \$20.00 per month

Processing Fee Due: \$325.00

If this is a SALE escrow, a new owner set up fee of \$200.00 and a statement of demand fee of \$125.00 are due and payable as a separate check to HOWARD HUGHES PROPERTIES, INC. and must be delivered to our office with the escrow package.

Please do NOT commingle the processing fees with funds due to the association.

Next Monthly Assessment Due as of: December 01, 2017 for \$235.00

Are sewer fees included in dues? No

Master Association: Summerlin South Community Association – We will provide separate demand

Insurance Coverage for Common Areas Only: State Farm Insurance, (702) 363-1979, Mark Citsay, Agent

WE REQUIRE A CONFORMED COPY OF THE DEED AND A COPY OF THE SETTLEMENT STATEMENT RELATING TO PREPAID AND/OR UNPAID HOMEOWNER ASSOCIATION FEES. ASSOCIATION FEES ARE ACCRUED MONTHLY IN THE AMOUNT OF \$380.00 WITH A CREDIT OF \$145.00 BEING APPLIED TO THE NEIGHBORHOOD DUES THROUGH 12/31/2017. PAYMENTS ARE CONSIDERED LATE IF NOT RECEIVED BY THE LAST DAY OF EACH MONTH.

[Signature]
The Ridges Community Association

1980 FESTIVAL PLAZA DRIVE, #340 LAS VEGAS, NV 89135-2930
TELEPHONE: (702) 791-4600 FAX: (702) 791-4660

JA000960

Ridges0041

31-5036 Falcon Ridge (RDG)
1980 Festival Plaza Drive
Las Vegas NV 89135

Unit	Space	Owner	Type	Date	CC	Description	Check	Amount	Balance
1014		12 Lyons Dev LLC	App#	10034174			Beg Bal		0.00
		RE: 42 Meadowhawk Lane	Chg	11/01/2016	A2	Neighborhood Dues		140.00	140.00
		10120 W Flamingo #4333	Chg	11/01/2016	AB	RCA Association Dues		220.00	360.00
		Las Vegas NV 89147-8115	Cr	11/01/2016	A2	Assoc. Dues Credit		-140.00	220.00
			Pay	11/11/2016		Payment-Thank You	1	-220.00	0.00
			Chg	12/01/2016	A2	Neighborhood Dues		140.00	140.00
			Chg	12/01/2016	AB	RCA Association Dues		220.00	360.00
			Cr	12/01/2016	A2	Assoc. Dues Credit		-140.00	220.00
			Pay	12/07/2016		Payment-Thank You	2	-220.00	0.00
			Pay	12/31/2016		Payment-Thank You	4	-220.00	-220.00
			Chg	01/01/2017	AB	RCA Association Dues		235.00	15.00
			Chg	01/01/2017	A2	Neighborhood Dues		145.00	160.00
			Cr	01/01/2017	A2	Assoc. Dues Credit		-145.00	15.00
			Chg	02/01/2017	A2	Neighborhood Dues		145.00	160.00
			Chg	02/01/2017	AB	RCA Association Dues		235.00	395.00
			Cr	02/01/2017	A2	Assoc. Dues Credit		-145.00	250.00
			Pay	02/09/2017		Payment-Thank You	8	-250.00	0.00
			Chg	03/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	03/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	03/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	03/02/2017		Payment-Thank You	9	-235.00	0.00
			Chg	04/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	04/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	04/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	04/06/2017		Payment-Thank You	12	-235.00	0.00
			Chg	05/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	05/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	05/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	05/02/2017		Payment-Thank You	13	-235.00	0.00
			Chg	06/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	06/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	06/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	06/06/2017		Payment-Thank You	14	-235.00	0.00
			Chg	07/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	07/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	07/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	07/05/2017		Payment-Thank You	15	-235.00	0.00
			Chg	08/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	08/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	08/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	08/02/2017		Payment-Thank You	16	-235.00	0.00
			Chg	09/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	09/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	09/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	09/06/2017		Payment-Thank You	0017	-235.00	0.00
			Chg	10/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	10/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	10/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	10/02/2017		Payment-Thank You	0018	-235.00	0.00
			Chg	11/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	11/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	11/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	11/02/2017		Payment-Thank You	20	-235.00	0.00
			Chg	12/01/2017	A2	Neighborhood Assmnt		145.00	145.00
			Chg	12/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	12/01/2017	A2	Assoc.Assmnt Credit		-145.00	235.00
						End Bal			235.00

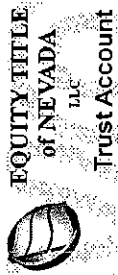
Escrow No. 17840471 - TGR Check Date: 11/19/2017 Check No. 351226

DESCRIPTION	CODE	AMOUNT
-------------	------	--------

HOA Dues -The Ridges (Nov) \$235.00
HOA Advance Assessments -The Ridges December \$235.00
Check Total \$470.00

Seller/Buyer: Lyons Development/Folino
Property Address: 42 Meadowhawk Lane Las Vegas, NV 89135
Tax Parcel Id: 164-14-414-014 Memo:

THIS DOCUMENT HAS A COLORED SECURITY BACKGROUND. DO NOT CASH IF THE WORD "VOID" IS VISIBLE. THIS PAPER HAS AN ARTIFICIAL WATERMARK ON REVERSE SIDE AND IS ALTERATION PROTECTED.



2475 Village View Dr.
Suite 250
Henderson, NV 89074
(702) 432-1111

US BANK
94-1669212

NO. 351226

FILE NUMBER	DATE	AMOUNT
17840471 - TGR	11/19/2017	\$470.00

PAY FOUR HUNDRED SEVENTY DOLLARS and no/100

VOID AFTER 90 DAYS

NOV 20 2017

TO THE THE RIDGES - FALCON RIDGE
ORDER C/O HOWARD HUGHES
OF , NV

[Signature]

SIGNATURE HAS A COLORED BACKGROUND. EMBER CONTAINS MICROPRINTING

⑈351226⑈ 1221201694⑈153751489706⑈

JA000962

Escrow No. 17840471 - TGR

Check Date: 11/19/2017 Check No. 351221

DESCRIPTION

CODE AMOUNT

Transfer Fee The Ridges
HOA Transfer Fee for Summerlin South
HOA Demand Summerlin South
Demand fee for the Ridges

	\$200.00
	\$200.00
	\$125.00
	\$125.00
Check Total	\$650.00

Seller/Buyer: Lyons Development/Folino
Property Address: 42 Meadowhawk Lane Las Vegas, NV 89135
Tax Parcel Id: 164-14-414-014 Memo:

THIS DOCUMENT HAS A COLORED SECURITY BACKGROUND. DO NOT CASH IF THE WORD "VOID" IS VISIBLE. THIS PAPER HAS AN ARTIFICIAL WATERMARK ON REVERSE SIDE AND IS ALTERATION PROTECTED.



EQUITY TITLE
OF NEVADA
LLC
Trust Account

2475 Village View Dr.
Suite 250
Henderson, NV 89074
(702) 432-1111

US BANK
34-169/212

NO. 351221

FILE NUMBER	DATE	AMOUNT
17840471 - TGR	11/19/2017	\$650.00

PAY SIX HUNDRED FIFTY DOLLARS and no/100

TO THE HOWARD HUGHES PROPERTIES
ORDER OF , NV

NOV 20 2017

VOID AFTER 90 DAYS

SIGNATURE HAS A COLORED BACKGROUND - SIGNER CONTAINS MICROPRINTING

⑈351221⑈ ⑆11201694⑆153751489706⑈

REQUEST FOR DISBURSEMENT (RFD)

_____ Summerlin South (SSC) - Operating

_____ Summerlin West (SWA) - Operating

_____ Barcelona/Mariposa (BMR) - Operating

_____ Summerlin Centre (CTR) - Operating

_____ Fairway Hills (R11) - Operating

_____ Boulder Ridge (R10) - Operating

 x Falcon Ridge (R12) - Operating

_____ Azure Ridge (R13) - Operating

_____ Topaz Ridge (R01) - Operating

_____ Promontory (R02) - Operating

_____ The Pointe (R03) - Operating

_____ Arrowhead (R07) - Operating

_____ Rimrock (R09) - Operating

_____ Redhawk (R09) - Operating

_____ Sterling (R14) - Operating

_____ Silver (R15) - Operating

Vendor Number: _____

Date Requested: 11/21/17

Date Required: Next

Amount: 235.00

Chart of Account # 2102

MAKE CHECK PAYABLE

TO: Lyons Dev LLC
10120 W Flamingo #4333
Las Vegas NV 89147-8115

PROPERTY: 42 Meadowhawk Ln

Recorded Date: 11/17/17 **Demand Date:** 11/2/17

REMARKS: HO/Seller made payment after demand, escrow also paid.

Special
Instructions: _____

ACCOUNT NO.: 31-5036-1014-12

REQUESTED BY: Jimmy Rutland

APPROVED BY: _____

RETURN CHECK TO: REQUESTOR

PAYEE X

31-5036 Falcon Ridge (RDG)
1980 Festival Plaza Drive
Las Vegas NV 89135

Unit	Space	Owner	Type	Date	CC	Description	Check	Amount	Balance
1014		12 Lyons Dev LLC	App#	10034174			Beg Bal		0.00
		RE: 42 Meadowhawk Lane	Chg	11/01/2016	A2	Neighborhood Dues		140.00	140.00
		10120 W Flamingo #4333	Chg	11/01/2016	AB	RCA Association Dues		220.00	360.00
		Las Vegas NV 89147-8115	Cr	11/01/2016	A2	Assoc. Dues Credit		-140.00	220.00
			Pay	11/11/2016		Payment-Thank You	1	-220.00	0.00
			Chg	12/01/2016	A2	Neighborhood Dues		140.00	140.00
			Chg	12/01/2016	AB	RCA Association Dues		220.00	360.00
			Cr	12/01/2016	A2	Assoc. Dues Credit		-140.00	220.00
			Pay	12/07/2016		Payment-Thank You	2	-220.00	0.00
			Pay	12/31/2016		Payment-Thank You	4	-220.00	-220.00
			Chg	01/01/2017	AB	RCA Association Dues		235.00	15.00
			Chg	01/01/2017	A2	Neighborhood Dues		145.00	160.00
			Cr	01/01/2017	A2	Assoc. Dues Credit		-145.00	15.00
			Chg	02/01/2017	A2	Neighborhood Dues		145.00	160.00
			Chg	02/01/2017	AB	RCA Association Dues		235.00	395.00
			Cr	02/01/2017	A2	Assoc. Dues Credit		-145.00	250.00
			Pay	02/09/2017		Payment-Thank You	8	-250.00	0.00
			Chg	03/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	03/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	03/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	03/02/2017		Payment-Thank You	9	-235.00	0.00
			Chg	04/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	04/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	04/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	04/06/2017		Payment-Thank You	12	-235.00	0.00
			Chg	05/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	05/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	05/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	05/02/2017		Payment-Thank You	13	-235.00	0.00
			Chg	06/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	06/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	06/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	06/06/2017		Payment-Thank You	14	-235.00	0.00
			Chg	07/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	07/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	07/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	07/05/2017		Payment-Thank You	15	-235.00	0.00
			Chg	08/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	08/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	08/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	08/02/2017		Payment-Thank You	16	-235.00	0.00
			Chg	09/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	09/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	09/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	09/06/2017		Payment-Thank You	0017	-235.00	0.00
			Chg	10/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	10/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	10/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	10/02/2017		Payment-Thank You	0018	-235.00	0.00
			Chg	11/01/2017	A2	Neighborhood Dues		145.00	145.00
			Chg	11/01/2017	AB	RCA Association Dues		235.00	380.00
			Cr	11/01/2017	A2	Assoc. Dues Credit		-145.00	235.00
			Pay	11/02/2017		Payment-Thank You	20	-235.00	0.00
			Pay	11/21/2017		Payment-Escrow	1226	-235.00	-235.00
			Chg	12/01/2017	A2	Neighborhood Assmnt		145.00	-90.00
			Chg	12/01/2017	AB	RCA Association Dues		235.00	145.00
			Cr	12/01/2017	A2	Assoc. Assmnt Credit		-145.00	0.00
			Cr	12/01/2017	ab	Dec to 13		-235.00	-235.00
						End Bal			-235.00



COMMUNITY ASSOCIATION

COPY

November 22, 2017

Nicole Folino
42 Meadowhawk Lane
Las Vegas, NV 89135

Re: FALCON RIDGE, LOT 14 – Proposed Exterior Tile Modification

Dear Mr. and Mrs. Folino,

Thank you for your recent submittal proposing to modify the exterior tile on your home. Please be advised The Ridges Design Review Committee has reviewed and approved your plans with the following conditions:

1. All outside corners of the tile must be mitered;
2. Tile must continue back around the face of the side loaded garage including into the top and side door returns;
3. Tile must continue back into an inside corner condition at all transitions to stucco or other materials;
4. Tile should be rated for exterior application;
5. Storage of any project materials on the street is prohibited;
6. Your improvements must comply with all County building ordinances.

The Ridges Design Review Committee appreciates your help through this review process and we sincerely thank you for making the time and effort to follow community guidelines. Should you have any other questions or concerns I can be reached at 702.791.4613.

Sincerely,

Scott Wingfield
Community Manager

THE Ridges

CLARK COUNTY COMMUNITY ASSOCIATION

DATE RECEIVED: **NOV 22 2017**

ARCHITECTURAL REVIEW REQUEST FORM

APPLICATION DATE: 11/20/17 TELEPHONE: 702-812-3834

HOMEOWNER'S NAME: Nicole Felino

PROPERTY ADDRESS: 42 Meadowhawk Lane, Las Vegas, NV 89135

MAILING ADDRESS: 42 Meadowhawk Lane, Las Vegas, NV 89135

I (we) hereby request approval for the following home improvement. Attached are complete plans of the proposed improvement. NOTE: Plans should include adequate information to render a decision, including, but not limited to, site plan with set back information, drawings, utility information, drainage plan, as well as information regarding the type of materials to be used and exterior colors. **Must get neighbor approval for modifications to party walls.**

IMPROVEMENTS: Tile on noted exterior residence walls
"accent" walls (see pic) Color:
Crossville Tile (see pic).

(TYPE OF IMPROVEMENT AS PER ATTACHED DRAWING)

HOMEOWNER SIGNATURE: Nicole Felino

NOTE: YOU ARE RESPONSIBLE FOR ALL PERMITS AND ADHERENCE TO ALL CLARK COUNTY CODES AND SET-BACKS.

NEIGHBOR ACKNOWLEDGEMENT: (Required only for property line end/or wall improvements and modifications) All impacted owners must sign.

-neighbors not available -

NEIGHBOR'S SIGNATURE: _____ DATE: _____

40 Meadowhawk Lane

NEIGHBOR'S SIGNATURE: _____ DATE: _____

44 Meadowhawk Lane

NEIGHBOR'S SIGNATURE: _____ DATE: _____

MAIL TO:

The Ridges Community Association
Design Review Committee
1980 Festival Plaza Drive, Ste. 340
Las Vegas, NV 89135
791-4600 FAX 791-4660

Printed on Recycled Paper. Please Recycle. Paper Recycled 100% - 100% Recycled Paper. 100% Recycled Paper.

JA000967

Ridges0048

Scott Wingfield

From: Art Elliott <areaia@cox.net>
Sent: Saturday, November 18, 2017 7:13 AM
To: Scott Wingfield
Subject: Re: Arch Review 42 Meadowhawk - Accent Wall

Scott,

The application of the proposed tile to this residence is approvable with the following conditions.

All outside corners must be mitered.

The tile must continue back around the face of the side loaded garage including into the top and side door returns.

The tile must continue back into an inside corner condition at all transitions to stucco or other materials.

The tile should be rated for exterior application.

Art Elliott

ARE Architecture Inc.

1832 Madera Canyon Place
Las Vegas, NV 89128
702.233.9300 PH

On Nov 14, 2017, at 12:50 PM, Scott Wingfield <Scott.Wingfield@howardhughes.com> wrote:

Additional information for your review... thank you

From: Craig Emrey [<mailto:psu81craig@gmail.com>]
Sent: Monday, November 13, 2017 3:59 PM
To: Scott Wingfield <Scott.Wingfield@howardhughes.com>
Subject: Arch Review 42 Meadowhawk - Accent Wall

Scott,

Please see attached for your review.

I also have sample if needed.

Please forward me results.

Thanks

--



JA000970



COMMUNITY ASSOCIATION

COPY

November 30, 2017

Nicole Folino
42 Meadowhawk Lane
Las Vegas, NV 89135

Re: FALCON RIDGE, LOT 14 – Proposed Front Yard Modifications

Dear Mr. and Mrs. Folino,

Thank you for your recent submittal proposing front yard landscape modifications. Please be advised The Ridges Design Review Committee has reviewed and approved your plans with the following conditions:

1. Proposed front yard landscape modifications are approved as presented;
2. Storage of any project materials on the street is prohibited;
3. Your improvements must comply with all County building ordinances.

The Ridges Design Review Committee appreciates your help through this review process and we sincerely thank you for making the time and effort to follow community guidelines. Should you have any other questions or concerns I can be reached at 702.791.4613.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Wingfield". The signature is fluid and cursive, with a large, stylized "S" and "W".

Scott Wingfield
Community Manager

THE Ridges

COMMUNITY ASSOCIATION

DATE RECEIVED: **NOV 22 2017**

ARCHITECTURAL REVIEW REQUEST FORM

APPLICATION DATE: 11/20/17 TELEPHONE: 702-812-3834

HOMEOWNER'S NAME: Nicole Polino

PROPERTY ADDRESS: 412 Meadowhawk Lane, Las Vegas NV

MAILING ADDRESS: 412 Meadowhawk Lane, Las Vegas NV 89135

I (we) hereby request approval for the following home improvement. Attached are complete plans of the proposed improvement. NOTE: Plans should include adequate information to render a decision, including, but not limited to, site plan with set back information, drawings, utility information, drainage plan, as well as information regarding the type of materials to be used and exterior colors. Must get neighbor approval for modifications to party walls.

IMPROVEMENTS: Landscaping per plan, add 24" planting/retaining wall per plan. Tile on ret. wall: Crossville (see pic). Adding paver walkway. Color: Quarzo Gray (see pic)
(TYPE OF IMPROVEMENT AS PER ATTACHED DRAWING)

HOMEOWNER SIGNATURE: Nicole Polino

NOTE: YOU ARE RESPONSIBLE FOR ALL PERMITS AND ADHERENCE TO ALL CLARK COUNTY CODES AND SET-BACKS.

NEIGHBOR ACKNOWLEDGEMENT: (Required only for property line and/or wall improvements and modifications) All impacted owners must sign.

neighbors not available

NEIGHBOR'S SIGNATURE

DATE

412 Meadowhawk Ln.

NEIGHBOR'S SIGNATURE

DATE

410 Meadowhawk Ln.

NEIGHBOR'S SIGNATURE

DATE

MAIL TO:

The Ridges Community Association

Design Review Committee

1980 Festival Plaza Drive, Ste. 340

Las Vegas, NV 89135

791-4660 FAX 791-4660

JA000972

Ridges0053

PLANT SUEDE 13

- | | | | | | |
|---|---|---------------------------|-----|----|----------------------------|
| + | 1 | SOUTHERN LIVE OAK 25-30X | 000 | 5 | BLUE PEARCE GRASS 3-4L |
| ■ | 2 | REDAWAKAWEEN PLANT 20-25X | ☼ | 12 | MEXICAN FEATHER GRASS 2-3L |
| + | 1 | YEW PINE 24-30X | | | |

- IN BATHING IS CAL. 2 BATHING IN BOX

- 4-6602 AMERICAN VINTAGE 5000

- 6 PAGES IN THE CASE OF VICT.

- THE MYSTERY

- 19 BLUE FLAME AGONIES

- 8 COMPLETE 5 CENTS

2. Valt. #1415, m. 150, 50x1

- ☒ 3 GLENN 56N

- ① B-Yacht Belly 500

- ④ Supply Price 1/4 50

- 00 YEARS OF

- 4P BLUE ROG JUN 1968 16A

- 22 PROTEGE CERTIFICATE

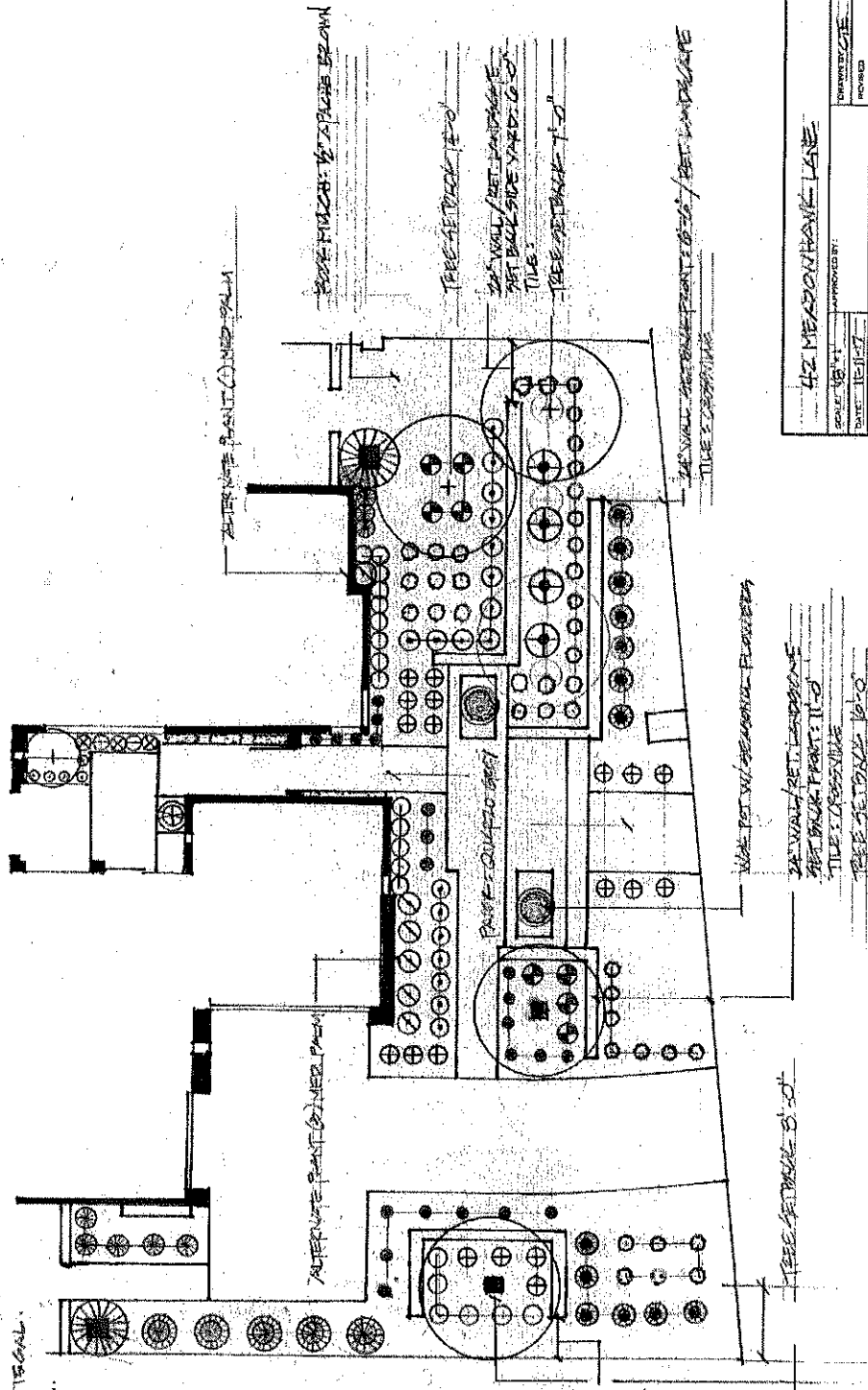
- 100

Notes:
 APPROX AREA / FRONTWARD 4200 SQ FT
 TREE REQUIREMENTS: A LARGE / 2000
 AREA CONSERVAGE + 4000

THE ROSSIDE
P-423536A
3-20-71-33/THIN 28

1. WAPADARBE CALON GURU
 2. EXAMINING DEPARTMENT
 3. PROBATION OFFICER
 4. 3 NOV 1957
 5. 21
 6. 1957
 7. 1957
 8. 1957
 9. 1957
 10. 1957
 11. 1957
 12. 1957
 13. 1957
 14. 1957
 15. 1957
 16. 1957
 17. 1957
 18. 1957
 19. 1957
 20. 1957
 21. 1957
 22. 1957
 23. 1957
 24. 1957
 25. 1957
 26. 1957
 27. 1957
 28. 1957
 29. 1957
 30. 1957
 31. 1957
 32. 1957
 33. 1957
 34. 1957
 35. 1957
 36. 1957
 37. 1957
 38. 1957
 39. 1957
 40. 1957
 41. 1957
 42. 1957
 43. 1957
 44. 1957
 45. 1957
 46. 1957
 47. 1957
 48. 1957
 49. 1957
 50. 1957
 51. 1957
 52. 1957
 53. 1957
 54. 1957
 55. 1957
 56. 1957
 57. 1957
 58. 1957
 59. 1957
 60. 1957
 61. 1957
 62. 1957
 63. 1957
 64. 1957
 65. 1957
 66. 1957
 67. 1957
 68. 1957
 69. 1957
 70. 1957
 71. 1957
 72. 1957
 73. 1957
 74. 1957
 75. 1957
 76. 1957
 77. 1957
 78. 1957
 79. 1957
 80. 1957
 81. 1957
 82. 1957
 83. 1957
 84. 1957
 85. 1957
 86. 1957
 87. 1957
 88. 1957
 89. 1957
 90. 1957
 91. 1957
 92. 1957
 93. 1957
 94. 1957
 95. 1957
 96. 1957
 97. 1957
 98. 1957
 99. 1957
 100. 1957

44-38861-257A-1000



24 WALKER, 10-0
25 WALKER, 10-0
26 WALKER, 10-0
27 WALKER, 10-0

42 MEDICAL LANE		APPROVED BY:		INVESTIGATOR	
SPRUE 48-1		DATE: 12-11-57		REVISED	
LANDSLIDE PRISON					
INVESTIGATOR NUMBER		INVESTIGATOR NUMBER		INVESTIGATOR NUMBER	
1081		1081		1081	

A RTERRA
Premium Porcelain Pavers

QUARZO GRAY
24" x 24"

LPAVNQUAGRA2424

13" x 24" COPING - LCOPNQUAGRA1324

JA000974

Ridges0055

JA000975

Scott Wingfield

From: Cecilia Schafler <ceciliaschafler@lagedesigninc.com>
Sent: Monday, November 27, 2017 9:38 AM
To: Scott Wingfield
Subject: Re: 42 Meadowhawk Landscape Plan

Hi Scott,

All comments have been addressed.

Thank you!

Cecilia Schafler, PLA, SITES AP
NV #619 AZ #52569 UT #10126352



2560 Anthem Village Dr. Ste. 150
Henderson, NV 89052
702.479.5225

www.lagedesigninc.com
DBE + WBE

From: Scott Wingfield <Scott.Wingfield@howardhughes.com>
Date: Wednesday, November 22, 2017 at 10:53 AM
To: Cecilia Schafler <ceciliaschafler@lagedesigninc.com>
Subject: FW: 42 Meadowhawk Landscape Plan

Revised landscape submittal for Falcon Ridge - 42 Meadowhawk for review. Thank you.. have an awesome thanksgiving!

Scott Wingfield

Community Manager | Summerlin
The Howard Hughes Corporation | 1980 Festival Plaza Drive | Suite 340 | Las Vegas, NV 89135
702.791.4613 phone | 702.791.4660 fax

The information contained in this communication and any attachments is intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive it. It may contain confidential or legally privileged information. If so, inadvertent disclosure to third parties is not intended to waive such confidentiality or privilege. If you are not the intended recipient, you are hereby notified that any use, disclosure, copying, distribution or taking any action in reliance on the contents of the information is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by responding to this email and then delete it from your system. Neither The Howard Hughes Corporation, nor any of its affiliates is liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. For more information contact us at

214-741-7744 or visit us at www.howardhughes.com. The Howard Hughes Corporation trades on the New York Stock Exchange under the symbol HHC.

From: Craig Emrey [<mailto:psu81craig@gmail.com>]
Sent: Monday, November 20, 2017 4:53 PM
To: Scott Wingfield <Scott.Wingfield@howardhughes.com>
Subject: 42 Meadowhawk Landscape Plan

Scott,
I have attached the following for your consideration and review

Revised with new homeowner and calculations

1. Arch Review Request Form
2. Landscape Plan
3. Tile Type and Color Retaining Walls
4. Paver Type and Color

You can email results to me, and I will proceed accordingly.

I also have samples if needed.

Thanks,

Craig Emrey

1.



COMMUNITY ASSOCIATION

COPY

R 1/9/18

December 8, 2017

JOSEPH R. FOLINO
NICOLE M. FOLINO
42 MEADOWHAWK LANE
LAS VEGAS, NV 89135

Re: Falcon Ridge, Lot 14, 42 Meadowhawk Lane – Trash Containers

REQUEST FOR COMPLIANCE

Dear Mr. & Mrs. Folino,

Please be advised of a violation of the CC&Rs for The Ridges Community Association.

During a recent drive through it was noted your trash containers were not properly stored. (Picture Enclosed)

ARTICLE 6. USE RESTRICTIONS

SECTION 6.7 Nuisances

"A refuse container...may be placed outside at times reasonable necessary to permit garbage or trash pickup. Reasonably necessary time shall not extend more than twelve (12) hours before scheduled pickup."

SECTION 6.11 Unsightly Articles

"No unsightly articles, facilities, equipment, objects or conditions (including but not limited to clothlines, and garden and maintenance equipment) shall be permitted to remain on any Unit in the Development so as to be visible from any public or Private Street."

Please store your trash container behind your side yard gate or so it is not visible from the street.

Thank you for your prompt attention to this matter.

Sincerely,

Scott Wingfield
Community Manager

THE RIDGES COMMUNITY ASSOCIATION

TRANSPONDER FORM

NEIGHBORHOOD NAME: Falcon Ridge DATE: 7-3-19
 APPOINTMENT TIME: 0800 CALL BACK #: _____
 OWNER/OCCUPANT NAME: Folino VERBAL CONFIRMATION CODE: Victory
 ADDRESS: 42 Meadowhawk # OF TRANSPONDERS OF FILE: 7
 TRANSPONDER FOR: _____ NEW RESIDENT _____ NEW VEHICLE ☒ DEFECTIVE _____ OTHER _____

Owner/occupant will present a valid ID, vehicle registration supporting documents to obtain a transponder. (refer to Post Orders, exhibit F) Name of Issuing Officer: Kelly
 Vehicle information:

Transponder #	License #	Make	Model	COLOR	YEAR	DATE
<u>55 09760</u>	<u>5180</u>	<u>Mercedes</u>	<u>GL43</u>	<u>white</u>	<u>15</u>	<u>7-3-19</u>
Headlamp Tag FC: 55 ID: 09760						

Payment options: Payment authorized by owner by a charge to the HOA Account

- ☐ Owner Name: (print) _____ authorize
 Summerlin Association Management/Howard Hughes Corp. to charge my Home
 Owners account for # 4 transponder(s) for my vehicles at **\$15.00 per transponder**
CHARGE ACCOUNT FOR # 4 OF TRANSPONDERS
 OR
☐ Occupant/Renter/Owner will purchase by way of personal check or money order # 4
 Transponders. Please make payable to **THE RIDGES COMMUNITY ASSOCIATION.**

CHECK/MONEY ORDER RECEIVED FOR AMOUNT OF \$ 4

OWNER/OCCUPANT SIGNATURE: [Signature]
 ENTERED BY: [Signature] DATE: 7-3-19

REVISED: 06/2017

JA000979

Ridges0060

Memory

THE RIDGES COMMUNITY ASSOCIATION
TRANSPONDER FORM

NEIGHBORHOOD NAME: Falcon Ridge DATE: 8-26-18

APPOINTMENT TIME: 1400 CALL BACK #:


OWNER/OCCUPANT NAME: Edino VERBAL CONFIRMATION CODE: Victory

ADDRESS: 42 Meadbrook # OF TRANSPONDERS OF FILE: 5

TRANSPONDER FOR: ☐ NEW RESIDENT ☒ NEW VEHICLE ☐ DEFECTIVE ☐ OTHER

Owner/occupant will present a valid ID, vehicle registration supporting documents to obtain a transponder. (refer to Post Orders, exhibit C) Name of Issuing Officer: Holley

Vehicle Information:

Transponder #	License #	Make	Model	COLOR	YEAR	DATE
<u>77</u> <u>14516</u>	<u>90210</u>	<u>Chrysler</u>	<u>300</u>	<u>Gray</u>	<u>18</u>	<u>8-26-18</u>
						
FC:77		14516				

Payment options: Payment authorized by owner by a charge to the HOA Account

☒ Owner Name: (print) Nicole Edino authorize Summerlin Association Management/Howard Hughes Corp. to charge my Home Owners account for # 1 transponder(s) for my vehicles at ~~\$20.00/\$24.00~~ cost.

CHARGE ACCOUNT FOR # 1 OF TRANSPONDERS.

☐ Occupant/Renter/Owner will purchase by way of personal check or money order # 0 Transponders. Please make payable to THE RIDGES COMMUNITY ASSOCIATION.

CHECK/MONEY ORDER RECEIVED FOR AMOUNT OF \$ 0

OWNER/OCCUPANT SIGNATURE: Nicole Edino

ENTERED BY: TX DATE: 8-26-18

REVISED: 06/2012

THE RIDGES COMMUNITY ASSOCIATION

TRANSPONDER FORM

COMMUNITY NAME: Falcon DATE: 12-10-17

APPOINTMENT TIME: 1000 CALL BACK #: _____

OWNER/OCCUPANT NAME: _____ VERBAL CONFIRMATION NAME: Victory
 ADDRESS: 42 Alexander Ave # OF TRANSPONDERS OF FILE: 5
 TRANSPONDER FOR: _____ NEW RESIDENT ☒ NEW VEHICLE _____ DEFECTIVE _____ OTHER

Owner/occupant will present a valid ID, vehicle registration supporting documents to obtain a transponder. (refer to Post Orders, exhibit F) Name of issuing Officer: _____

Vehicle information:

Transponder #	License #	Make	Model	COLOR	YEAR	DATE
<u>77</u> <u>05309</u>	<u>900 VSP</u>	<u>Mercury</u>	<u>Grand Marquis</u>	<u>Blue</u>	<u>98</u>	<u>12-10</u>

Payment options: Payment authorized by owner by a charge to the HOA Account.

☒ Owner Name: (print) Joseph F. Quinn authorize
 Summerlin Association Management/Howard Hughes Corp. to charge my Home
 Owners account for # 1 transponder(s) for my vehicles at \$20.00/\$24.00 cost.

CHARGE ACCOUNT FOR # 1 OF TRANSPONDERS.

OR

☐ Occupant/Renter/Owner will purchase by way of personal check or money order # 6
 Transponders. Please make payable to THE RIDGES COMMUNITY ASSOCIATION.

CHECK/MONEY ORDER RECEIVED FOR AMOUNT OF \$ 0.

* OWNER/OCCUPANT SIGNATURE: Joseph F. Quinn

ENTERED BY: TR DATE: 12-10-17

REVISED: 06/2017

JA000981

Ridges0062

See back →

THE RIDGES COMMUNITY ASSOCIATION

TRANSPONDER FORM

COMMUNITY NAME: Falcon Ridge DATE: 12-9-17

APPOINTMENT TIME: _____ CALL BACK #: _____

OWNER/OCCUPANT NAME: Folino VERBAL CONFIRMATION NAME Victory
ADDRESS: 42 Meadowhawk # OF TRANSPONDERS OF FILE: 3
TRANSPONDER FOR: _____ NEW RESIDENT ☒ NEW VEHICLE _____ DEFECTIVE _____ OTHER _____

Owner/occupant will present a valid ID, vehicle registration supporting documents to obtain a transponder. (refer to Post Orders, exhibit F) Name of issuing Officer: Kelly

Vehicle information:

Transponder #	License #	Make	Model	COLOR	YEAR	DATE
11 14624	745 XP14	Hyundai	Santa Fe	Blue	02	12-9-17

Payment options: Payment authorized by owner by a charge to the HOA Account.

- ☐ Owner Name: (print), Nicole Folino authorize Summerlin Association Management/Howard Hughes Corp. to charge my Home Owners account for # 1 transponder(s) for my vehicles at \$20.00/\$24.00 cost.

CHARGE ACCOUNT FOR # 1 OF TRANSPONDERS.

OR

- ☐ Occupant/Renter/Owner will purchase by way of personal check or money order # _____ Transponders. Please make payable to THE RIDGES COMMUNITY ASSOCIATION.

CHECK/MONEY ORDER RECEIVED FOR AMOUNT OF \$ 24.

* OWNER/OCCUPANT SIGNATURE: Nicole Folino

ENTERED BY: TX DATE: 12-9-17

REVISED: 06/2017

JA000982

Ridges0063

Guest Name	Guest Of	Processed By
LABOR MAX KORTH, TREVOR	42 Meadowhawk Lane	John Baldwin
TILE ART GARCIA, JOSE	42 Meadowhawk Lane	John Baldwin
ABOL CLOS GONZALES, RICARDO	42 Meadowhawk Lane	Shift Lead Officer Perez
Muphy Elect. Vest, Brian	42 Meadowhawk Lane	Paul Bloomfield
NEVADA INSPECTION GROUP PETERSON, JOHN	42 Meadowhawk Lane	Shift Lead Officer Perez
Muphy Elect. Vest, Brian	42 Meadowhawk Lane	Shift Lead Officer Perez
NEVADA INSPECTION GROUP PETERSON, JOHN	42 Meadowhawk Lane	Shift Lead Officer Perez
CLOUD CARPET ROMAN, LUIS	42 Meadowhawk Lane	Paul Bloomfield
CLOUD CARPET ISMAEL, PULIDO	42 Meadowhawk Lane	Paul Bloomfield
SYLVAN POOLS SMITH, TIM	42 Meadowhawk Lane	Paul Bloomfield
CEDCO RUNKLE, RANDALL	42 Meadowhawk Lane	C Bermudez
CLOUD CARPET ROMAN, LUIS	42 Meadowhawk Lane	Paul Bloomfield
CLOUD CARPET BLODGETT, MARSHALL	42 Meadowhawk Lane	Paul Bloomfield
ABSOLUTE WARD, DEBBIE	42 Meadowhawk Lane	Carol Morsovillo
NEVADA INSPECTION GROUP PETERSON, JOHN	42 Meadowhawk Lane	Carol Morsovillo
SLYVAN POOLS CERRITO, JUSTIN	42 Meadowhawk Lane	CPO Blackman
MURPHY ELECTRIC CARO, VITOR	42 Meadowhawk Lane	Paul Bloomfield
ANTONIO SYLVAN DIAZ, OSCAR	42 Meadowhawk Lane	Paul Bloomfield
SLYVAN POOLS CERRITO, JUSTIN	42 Meadowhawk Lane	Paul Bloomfield
CUSTOM SPECIALTIES PROCTER, PETER	42 Meadowhawk Lane	Paul Bloomfield
RAKEMAN SCHRANG, LEO	42 Meadowhawk Lane	Paul Bloomfield
Muphy Elect. Vest, Brian	42 Meadowhawk Lane	Paul Bloomfield
Sylvian Pool Garcia, Ralf	42 Meadowhawk Lane	Lead Shift Officer Kelley
NEXT LEVEL ORTEGA, JUAN	42 Meadowhawk Lane	Paul Bloomfield
NEXT LEVEL ORTEGA, JUAN	42 Meadowhawk Lane	Shift Lead Officer Perez
CLOUD CARPET MARTINEZ, OMAR	42 Meadowhawk Lane	John Baldwin
CLD CARP JIMENEZ, JONATHAN	42 Meadowhawk Lane	John Baldwin
ABSO CLOST PEREZ, BERNARDINO	42 Meadowhawk Lane	John Baldwin
ABOL CLOS GONZALES, RICARDO	42 Meadowhawk Lane	R Foley
ABSLTE CABS WARD, DEVIN	42 Meadowhawk Lane	John Baldwin
TILE ART GARCIA, JOSE	42 Meadowhawk Lane	John Baldwin
CLOUD CARPET MARTINEZ, OMAR	42 Meadowhawk Lane	CPO Blackman
MAC ROOFING NAVARRO, JOSE	42 Meadowhawk Lane	Paul Bloomfield
MOON SUN MARTIN, LUIS	42 Meadowhawk Lane	gabrielle smith
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	Paul Bloomfield
MURPHY ELECTRIC CARO, VITOR	42 Meadowhawk Lane	Paul Bloomfield
SYLVAN POOLS ROQUE, JUSTINO	42 Meadowhawk Lane	Carol Morsovillo
CUSTOM SPEC R., TOM	42 Meadowhawk Lane	Carol Morsovillo
RODRIGUE, JOSE	42 Meadowhawk Lane	Paul Bloomfield
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	Paul Bloomfield
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	Paul Bloomfield
Muphy Elect. Vest, Brian	42 Meadowhawk Lane	Paul Bloomfield
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	Paul Bloomfield
NEXT LEVEL ORTEGA, JUAN	42 Meadowhawk Lane	Carol Morsovillo
STEWART, SHELLY	42 Meadowhawk Lane	John Baldwin
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	Paul Bloomfield

MURPHY ELECTRIC MACA, EMILDER	42 Meadowhawk Lane	Paul Bloomfield
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	Paul Bloomfield
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	S Almacen
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	Shift Lead Officer Perez
SYLVAN POOLS SMITH, TIM	42 Meadowhawk Lane	Shift Lead Officer Perez
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	Paul Bloomfield
EH DESIGN SMITH, JAMES	42 Meadowhawk Lane	gabriele smith
Muphy Elect. Vest, Brian	42 Meadowhawk Lane	Paul Bloomfield
BERRO USA LLC RODRIGUEZ, JACQUES	42 Meadowhawk Lane	CPO Blackman
RAKEMAN PLUMBING LOPEZ, ARTURO	42 Meadowhawk Lane	Paul Bloomfield
MURPHY ELECTRIC CARO, VITOR	42 Meadowhawk Lane	Paul Bloomfield
CLOUD CARPET MARTINEZ, OMAR	42 Meadowhawk Lane	Paul Bloomfield
EH DESIGN SMITH, JAMES	42 Meadowhawk Lane	Paul Bloomfield
EH DESIGN SNEIDMAN, RUSSELL	42 Meadowhawk Lane	Paul Bloomfield
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	Paul Bloomfield
Muphy Elect. Vest, Brian	42 Meadowhawk Lane	Paul Bloomfield
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	Paul Bloomfield
ABOL CLOS GONZALES, RICARDO	42 Meadowhawk Lane	Paul Bloomfield
CLOUD CARPET ISMAEL, PULIDO	42 Meadowhawk Lane	Carol Morsovillo
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	Carol Morsovillo
ED DESIGN CHRISTENSON, JORDON	42 Meadowhawk Lane	Carol Morsovillo
ED DESIGN CHRISTENSON, JORDON	42 Meadowhawk Lane	Carol Morsovillo
RODRIGUEZ, JOCQUES	42 Meadowhawk Lane	Carol Morsovillo
ED DESIGN CHRISTENSON, JORDON	42 Meadowhawk Lane	Paul Bloomfield
MURPHY ELECTRIC CARO, VITOR	42 Meadowhawk Lane	Paul Bloomfield
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	T Wyatt
Cox Howes, Kevin	42 Meadowhawk Lane	CPO Thomas
CEDCO RUNKLE, RANDALL	42 Meadowhawk Lane	Paul Bloomfield
CEDCO MADRIGAL, PEDRO	42 Meadowhawk Lane	Paul Bloomfield
CEDCO MADRIGAL, PEDRO	42 Meadowhawk Lane	Paul Bloomfield
ED DESIGN CHRISTENSON, JORDON	42 Meadowhawk Lane	Paul Bloomfield
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	gabriele smith
PONTOW, FORREST	42 Meadowhawk Lane	CPO J. Fox
TSI CHAPIN, MATT	42 Meadowhawk Lane	Lead Shift Officer Kelley
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	S Almacen
CUSTOM SPEC R., TOM	42 Meadowhawk Lane	Shift Lead Officer Perez
ED DESIGN CHRISTENSON, JORDON	42 Meadowhawk Lane	John Baldwin
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	John Baldwin
ED DESIGN CHRISTENSON, JORDON	42 Meadowhawk Lane	John Baldwin

Station	Date & Time	Pass Type	Method	License #	Driver License
Granite Ridge Secondary	1/2/2015 7:20 AM	Contractor	Scanned	AGT1402	
Granite Ridge Temporary	1/2/2015 8:18 AM	Contractor	Printed	906YSD	
Granite Ridge Temporary	1/5/2015 9:50 AM	Contractor	Printed	442 YUD	
Granite Ridge Secondary	1/5/2015 11:28 AM	Contractor	Scanned	840ybg	
Granite Ridge Temporary	1/5/2015 11:53 AM	Contractor	Printed	646 XBC	
Granite Ridge Temporary	1/5/2015 12:48 PM	Contractor	Scanned	840ybg	
Granite Ridge Temporary	1/5/2015 2:20 PM	Contractor	Scanned	646 XBC	
Granite Ridges Gate	1/6/2015 9:19 AM	Contractor	Printed	544 LSE	
Granite Ridges Gate	1/6/2015 9:20 AM	Contractor	Printed	237 XPW	
Granite Ridges Gate	1/6/2015 10:53 AM	Contractor	Scanned	340SHS	
Granite Ridges Gate	1/7/2015 6:52 AM	Contractor	Printed	985XBX	
Granite Ridge Secondary	1/7/2015 8:12 AM	Contractor	Scanned	544 LSE	
Granite Ridge Secondary	1/7/2015 9:33 AM	Contractor	Scanned	577 APY	
Granite Ridges Gate	1/7/2015 12:35 PM	Contractor	Printed	DL1249	
Granite Ridges Gate	1/7/2015 12:45 PM	Contractor	Scanned	646 XBC	
Granite Ridge Secondary	1/8/2015 7:49 AM	Contractor	Printed	262XYJ	
Granite Ridges Gate	1/8/2015 11:25 AM	Contractor	Printed	287 SCB	
Granite Ridges Gate	1/8/2015 1:13 PM	Contractor	Printed	498 WPT	
Granite Ridges Gate	1/9/2015 9:26 AM	Contractor	Scanned	262XYJ	
Granite Ridges Gate	1/9/2015 10:40 AM	Contractor	Scanned	481UTT	
Granite Ridges Gate	1/9/2015 12:12 PM	Contractor	Scanned	105LEE	
Granite Ridges Gate	1/9/2015 1:24 PM	Contractor	Scanned	840ybg	
Marble Ridge Gate	1/9/2015 2:44 PM	Vendor	Printed	zoob1	
Granite Ridges Gate	1/9/2015 3:01 PM	Contractor	Scanned	139LXX	
Granite Ridges Gate	1/10/2015 7:05 AM	Contractor	Scanned	139LXX	
Granite Ridges Gate	1/12/2015 8:17 AM	Vendor	Printed	276LVC	
Granite Ridges Gate	1/12/2015 8:20 AM	Vendor	Printed	207YMV	
Granite Ridges Gate	1/12/2015 9:09 AM	Vendor	Printed	820YGJ	
Granite Ridge Secondary	1/12/2015 9:38 AM	Contractor	Scanned	442 YUD	
Granite Ridges Gate	1/12/2015 12:17 PM	Vendor	Printed	263YEA	
Granite Ridges Gate	1/12/2015 3:08 PM	Contractor	Scanned	906YSD	
Granite Ridge Secondary	1/13/2015 7:45 AM	Vendor	Scanned	276LVC	
Granite Ridges Gate	1/13/2015 8:07 AM	Contractor	Printed	902 XGM	
Granite Ridge Secondary	1/13/2015 8:46 AM	Contractor	Scanned	683XZX	
Granite Ridges Gate	1/13/2015 10:38 AM	Contractor	Printed	405 TDR	
Granite Ridges Gate	1/13/2015 11:16 AM	Contractor	Scanned	287 SCB	
Granite Ridges Gate	1/14/2015 7:24 AM	Contractor	Printed	262 XYJ	
Granite Ridge Secondary	1/14/2015 10:04 AM	Contractor	Printed	127 YEX	
Granite Ridges Gate	1/14/2015 11:54 AM	Guest	Printed	7966	
Granite Ridges Gate	1/14/2015 12:05 PM	Contractor	Scanned	405 TDR	
Granite Ridges Gate	1/14/2015 1:09 PM	Contractor	Scanned	405 TDR	
Granite Ridges Gate	1/15/2015 10:18 AM	Contractor	Scanned	840ybg	
Granite Ridges Gate	1/15/2015 11:04 AM	Contractor	Scanned	405 TDR	
Granite Ridge Secondary	1/16/2015 7:39 AM	Contractor	Scanned	139LXX	
Marble Ridge Gate	1/16/2015 9:03 AM	Guest	Printed	LVN6X0	
Granite Ridges Gate	1/16/2015 10:18 AM	Contractor	Scanned	405 TDR	

Granite Ridges Gate	1/16/2015 11:00 AM	Contractor	Printed	495 PWK	
Granite Ridges Gate	1/16/2015 11:37 AM	Contractor	Printed	421UEH	
Granite Ridges Gate	1/16/2015 4:12 PM	Contractor	Scanned	405 TDR	
Granite Ridges Gate	1/17/2015 10:58 AM	Contractor	Scanned	405 TDR	
Granite Ridges Gate	1/17/2015 11:07 AM	Contractor	Scanned	340SHS	
Granite Ridges Gate	1/19/2015 10:29 AM	Contractor	Scanned	421UEH	
Granite Ridge Secondary	1/19/2015 11:04 AM	Contractor	Printed	NA	
Granite Ridges Gate	1/19/2015 1:28 PM	Contractor	Scanned	840ybg	
Granite Ridges Gate	1/22/2015 7:00 AM	Contractor	Printed	332VPF	
Granite Ridges Gate	1/22/2015 9:26 AM	Vendor	Printed	57 PVU	
Granite Ridges Gate	1/22/2015 1:19 PM	Contractor	Scanned	287 SCB	
Granite Ridges Gate	1/22/2015 2:32 PM	Vendor	Scanned	276LVC	
Granite Ridges Gate	1/23/2015 12:51 PM	Contractor	Printed	NA	
Granite Ridges Gate	1/23/2015 2:13 PM	Vendor	Printed	435 YUT	
Granite Ridges Gate	1/23/2015 3:46 PM	Contractor	Scanned	405 TDR	
Granite Ridges Gate	1/23/2015 3:50 PM	Contractor	Scanned	840ybg	
Granite Ridges Gate	1/26/2015 10:03 AM	Contractor	Scanned	405 TDR	
Granite Ridges Gate	1/26/2015 1:43 PM	Contractor	Scanned	442 YUD	
Granite Ridge Secondary	1/27/2015 9:10 AM	Contractor	Scanned	237 XPW	
Granite Ridges Gate	1/27/2015 10:23 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	1/27/2015 10:24 AM	Vendor	Printed	AEE54014	
Granite Ridge Secondary	1/27/2015 2:40 PM	Vendor	Scanned	AEE54014	
Granite Ridges Gate	1/27/2015 3:57 PM	Contractor	Printed	061 MNJ	
Granite Ridges Gate	1/28/2015 9:58 AM	Vendor	Scanned	AEE54014	
Granite Ridges Gate	1/28/2015 11:16 AM	Contractor	Scanned	287 SCB	
Granite Ridges Gate	1/28/2015 4:27 PM	Contractor	Scanned	405 TDR	
Marble Ridge Gate	1/29/2015 8:50 AM	Contractor	Printed	232 arj	
Granite Ridges Gate	1/29/2015 10:13 AM	Contractor	Scanned	985XBX	
Granite Ridges Gate	1/29/2015 10:13 AM	Contractor	Printed	577 YKE	
Granite Ridges Gate	1/29/2015 10:14 AM	Contractor	Printed	577 YKE	
Granite Ridges Gate	1/29/2015 10:23 AM	Vendor	Scanned	AEE54014	
Granite Ridge Secondary	1/29/2015 1:08 PM	Contractor	Printed	405 TDR	
Granite Ridges Gate	1/29/2015 7:12 PM	Guest	Printed	466WQR	
Marble Ridge Gate	1/30/2015 11:20 AM	Contractor	Printed	239TXI	
Granite Ridges Gate	1/30/2015 4:05 PM	Contractor	Scanned	421UEH	
Granite Ridges Gate	1/31/2015 11:33 AM	Contractor	Scanned	127 YEX	
Granite Ridges Gate	1/31/2015 12:00 PM	Vendor	Scanned	AEE54014	
Granite Ridges Gate	1/31/2015 1:05 PM	Contractor	Scanned	421UEH	
Granite Ridges Gate	1/31/2015 5:36 PM	Vendor	Scanned	AEE54014	

[illegible]

[illegible]

Guest Name	Guest Of	Processed By
SYLVAN POOLS CERON, SERGIO	42 Meadowhawk Lane	Paul Bloomfield
SYLVAN POOLS DIAZ, RANDOLPH	42 Meadowhawk Lane	Paul Bloomfield
TILE ART GARCIA, JOSE	42 Meadowhawk Lane	Paul Bloomfield
ANTHONY SOAP WALLACE, KENT	42 Meadowhawk Lane	Paul Bloomfield
COX COMM. NEETZ, DOUG	42 Meadowhawk Lane	Lead Shift Officer Kelley
SYLVAN POOLS JERONIMO, JUAN	42 Meadowhawk Lane	Lead Shift Officer Kelley
RAKEMAN PLUMBING LOPEZ, ARTURO	42 Meadowhawk Lane	Jamie White
SYLVAN POOLS CERON, SERGIO	42 Meadowhawk Lane	Jamie White
BLUE HERON HANSHEW, HAROLD	42 Meadowhawk Lane	Paul Bloomfield
NEXT LEVEL ORTEGA, JUAN	42 Meadowhawk Lane	CPO Blackman
KETCHELL, PATRICIA	42 Meadowhawk Lane	R Foley
DIRECT TV CALDWELL, JACK	42 Meadowhawk Lane	R Foley
NEXT LEVEL ORTEGA, JUAN	42 Meadowhawk Lane	Paul Bloomfield
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	Paul Bloomfield
ABOL CLOS GONZALES, RICARDO	42 Meadowhawk Lane	Paul Bloomfield
EH DESIGN ABRAMOWITZ, JOANNE	42 Meadowhawk Lane	Paul Bloomfield
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	S Almacen
COX CABLE HEYNE, RICHARD	42 Meadowhawk Lane	S Almacen
DEL GROSSO MEJIA, OSCAR	42 Meadowhawk Lane	Nathan stuart
BJ RESTAURANT RAMIREZ, DIEGO	42 Meadowhawk Lane	M Maxson
SILVIAN POOLS VEST, BRYAN	42 Meadowhawk Lane	CPO J. Fox
SYLVAN POOLS DIAZ, RANDOLPH	42 Meadowhawk Lane	CPO J. Fox
EH DESIGN KNAVEL, RYAN	42 Meadowhawk Lane	Paul Bloomfield
LOPEZ, SARI	42 Meadowhawk Lane	Carol Morsovillo
MURPHY ELEC. CARO, VITOR	42 Meadowhawk Lane	R Foley
STAR NURSERY GARCIA, CIPRIANO	42 Meadowhawk Lane	R Foley
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	M Maxson
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	Nathan stuart
SYLVAN POOLS DIAZ, RANDOLPH	42 Meadowhawk Lane	Paul Bloomfield
CATSOU, TRISH	42 Meadowhawk Lane	CPO Thomas
CREATIVE CLOSETS DENZLER, RICH	42 Meadowhawk Lane	Paul Bloomfield
SYLVAN POOLS CERON, SERGIO	42 Meadowhawk Lane	CPO J. Fox
CUSTOM SEPC. BIXBY, TOM	42 Meadowhawk Lane	CPO J. Fox
SYLVAN POOLS CERON, SERGIO	42 Meadowhawk Lane	Shift Lead Officer Perez
SILVIAN POOLS VEST, BRYAN	42 Meadowhawk Lane	Carol Morsovillo

Station	Date & Time	Pass Type	Method	License #	Driver License
Granite Ridges Gate	2/2/2015 9:42 AM	Vendor	Printed	586 YFH	
Granite Ridges Gate	2/2/2015 10:15 AM	Vendor	Printed	157 TBU	
Granite Ridges Gate	2/2/2015 11:08 AM	Contractor	Printed	906YSD	
Granite Ridges Gate	2/2/2015 1:16 PM	Contractor	Scanned	405 TDR	
Granite Ridge Secondary	2/2/2015 1:32 PM	Contractor	Printed	313XJM	
Granite Ridge Secondary	2/2/2015 1:34 PM	Contractor	Printed	215LDZ	
Granite Ridge Secondary	2/3/2015 7:15 AM	Vendor	Scanned	57 PVU	
Granite Ridge Secondary	2/3/2015 8:27 AM	Vendor	Scanned	586 YFH	
Granite Ridges Gate	2/4/2015 10:22 AM	Contractor	Printed	CS9LV	
Granite Ridges Gate	2/5/2015 7:36 AM	Contractor	Printed	139LXX	
Granite Ridges Gate	2/6/2015 6:51 AM	Contractor	Printed	227V22	
Granite Ridges Gate	2/6/2015 7:56 AM	Contractor	Printed	287WTA	
Granite Ridges Gate	2/6/2015 8:06 AM	Contractor	Scanned	139LXX	
Granite Ridges Gate	2/6/2015 8:25 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	2/6/2015 11:28 AM	Contractor	Printed	442 YUD	
Granite Ridges Gate	2/6/2015 11:52 AM	Contractor	Printed	453 WND	
Granite Ridges Gate	2/7/2015 9:37 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	2/7/2015 11:39 AM	Vendor	Printed	COX	
Granite Ridges Gate	2/9/2015 1:10 PM	Contractor	Printed	831 LWE	
Marble Ridge Gate	2/10/2015 1:47 PM	Vendor	Printed	257VJK	
Granite Ridges Gate	2/11/2015 10:59 AM	Vendor	Printed	601 WJY	
Granite Ridges Gate	2/11/2015 12:30 PM	Vendor	Scanned	157 TBU	
Granite Ridges Gate	2/12/2015 1:45 PM	Contractor	Printed	1Z	
Granite Ridges Gate	2/12/2015 6:33 PM	Guest	Printed	467QBX	
Granite Ridges Gate	2/13/2015 7:07 AM	Contractor	Printed	287SCB	
Granite Ridges Gate	2/13/2015 8:43 AM	Contractor	Printed	ZOO9882	
Granite Ridges Gate	2/13/2015 9:42 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	2/16/2015 7:48 AM	Contractor	Printed	421UEH	
Granite Ridges Gate	2/16/2015 12:47 PM	Vendor	Scanned	157 TBU	
Marble Ridge Gate	2/17/2015 9:10 AM	Guest	Printed	61412	
Granite Ridges Gate	2/17/2015 9:18 AM	Contractor	Printed	570 LEU	
Granite Ridges Gate	2/18/2015 11:41 AM	Vendor	Scanned	586 YFH	
Granite Ridges Gate	2/18/2015 2:41 PM	Contractor	Printed	127 YEX	
Granite Ridges Gate	2/21/2015 8:09 AM	Vendor	Scanned	586 YFH	
Granite Ridges Gate	2/26/2015 3:03 PM	Vendor	Printed	601 WJY	

Guest Name	Guest Of	Processed By
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	John Baldwin
MURPHY ELEC. CARO, VITOR	42 Meadowhawk Lane	Jamie White
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	Jamie White
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	M Maxson
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	Jamie White
BLUE HERON HANSHEW, HAROLD	42 Meadowhawk Lane	Jamie White
ABOL CLOS GONZALES, RICARDO	42 Meadowhawk Lane	M Maxson
EH DESIGN HOGAN, CARRIE	42 Meadowhawk Lane	CPO J. Fox
EH DESIGN MONE, KIA	42 Meadowhawk Lane	S Almacen
anthony silvia pools arciniega, oscar	42 Meadowhawk Lane	Carol Morsovillo
CUSTOM SEPC. BIXBY, TOM	42 Meadowhawk Lane	M Maxson
DBR ENTERPRISE SMITH, TIM	42 Meadowhawk Lane	M Maxson
CUSTOM SEPC. BIXBY, TOM	42 Meadowhawk Lane	M Maxson
EH DESIGN SNEIDMAN, RUSSELL	42 Meadowhawk Lane	M Maxson
EH DESIGN SNEIDMAN, RUSSELL	42 Meadowhawk Lane	M Maxson
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	M Maxson
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	M Maxson
EH DESIGN SNEIDMAN, RUSSELL	42 Meadowhawk Lane	M Maxson
NV INS. PETERSON, WILLIAM	42 Meadowhawk Lane	M Maxson
Ketchell, Trish	42 Meadowhawk Lane	CPO Thomas
MURPHY ELECT. SANCHEZ, VICTOR	42 Meadowhawk Lane	M Maxson
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	CPO Flores
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	M Maxson
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	Carol Morsovillo
EH DESIGN HOGAN, CARRIE	42 Meadowhawk Lane	M Maxson
CLEAR BLUE KIM, REX	42 Meadowhawk Lane	Ashakia Hood
DBR ENTERPRISE SMITH, TIM	42 Meadowhawk Lane	CPO Flores

Station	Date & Time	Pass Type	Method	License #	Driver License
Granite Ridge Secondary	3/2/2015 9:03 AM	Contractor	Scanned	421UEH	
Granite Ridge Secondary	3/3/2015 9:10 AM	Contractor	Scanned	287SCB	
Granite Ridge Secondary	3/3/2015 9:44 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	3/3/2015 1:59 PM	Contractor	Scanned	421UEH	
Granite Ridge Secondary	3/4/2015 9:01 AM	Contractor	Scanned	421UEH	
Granite Ridge Secondary	3/4/2015 10:45 AM	Contractor	Scanned	CS9LV	
Granite Ridges Gate	3/5/2015 10:53 AM	Contractor	Scanned	442 YUD	
Granite Ridges Gate	3/5/2015 5:07 PM	Contractor	Printed	TEMP	
Marble Ridge Gate	3/5/2015 5:42 PM	Vendor	Printed	776WEH	
Granite Ridges Gate	3/10/2015 8:57 AM	Vendor	Printed	498wpt	
Granite Ridges Gate	3/11/2015 10:59 AM	Contractor	Scanned	127 YEX	
Granite Ridges Gate	3/12/2015 8:11 AM	Contractor	Printed	340SHS	
Granite Ridges Gate	3/12/2015 10:15 AM	Contractor	Scanned	127 YEX	
Granite Ridges Gate	3/13/2015 10:39 AM	Vendor	Printed	503ZAM	
Granite Ridges Gate	3/13/2015 12:44 PM	Vendor	Scanned	503ZAM	
Granite Ridges Gate	3/16/2015 2:44 PM	Contractor	Scanned	421UEH	
Granite Ridges Gate	3/16/2015 2:44 PM	Contractor	Printed	421UEH	
Granite Ridges Gate	3/16/2015 2:56 PM	Vendor	Scanned	503ZAM	
Granite Ridges Gate	3/18/2015 3:42 PM	Contractor	Printed	348NSB	
Marble Ridge Gate	3/18/2015 4:07 PM	Guest	Printed	227VZZ	
Granite Ridges Gate	3/19/2015 9:42 AM	Contractor	Printed	287SCB	
Granite Ridges Gate	3/21/2015 8:35 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	3/23/2015 10:13 AM	Contractor	Scanned	421UEH	
Granite Ridge Secondary	3/26/2015 9:53 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	3/26/2015 3:20 PM	Contractor	Scanned	TEMP	
Granite Ridges Gate	3/27/2015 10:59 AM	Contractor	Printed	LVYG56	
Granite Ridges Gate	3/28/2015 9:51 AM	Contractor	Scanned	340SHS	

[illegible]

Guest Name	Guest Of	Processed By
CUSTOM SPEC. BIXBY, TOM	42 Meadowhawk Lane	Ashakia Hood
R&L INDUSTIAL KLAPPERICK, ROBERT	42 Meadowhawk Lane	CPO Blackman
EH DESIGN HOGAN, CARRIE	42 Meadowhawk Lane	CPO Blackman
Ketchell, Trish	42 Meadowhawk Lane	R Foley
SJ&J PAINT FERNANDEZ, JORGE	42 Meadowhawk Lane	CPO Blackman
SJ&J PAINT MADRID, MARCO	42 Meadowhawk Lane	CPO Blackman
Ketchell, Trish	42 Meadowhawk Lane	R Foley
EH DESIGNS HOGAN, EDWARD	42 Meadowhawk Lane	CPO Blackman
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	CPO Blackman
CUSTOM SPEC. BIXBY, TOM	42 Meadowhawk Lane	Ashakia Hood
CUSTOM SPEC. BIXBY, TOM	42 Meadowhawk Lane	CPO Blackman
CONTENTA, KELLY	42 Meadowhawk Lane	CPO Thomas
Ketchell, Trish	42 Meadowhawk Lane	CPO Thomas
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	CPO Blackman
CREATIVE CLOSETS ONISHI, CHRIS	42 Meadowhawk Lane	CPO Thomas
DESIGNER WORKSHOP LUIS, MICHAEL	42 Meadowhawk Lane	M Maxson
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	M Maxson
DESIGN WORKSHOP BARRERA, RENE	42 Meadowhawk Lane	M Maxson
Ketchell, Trish	42 Meadowhawk Lane	M Maxson
BY DESIGN FURNITURE PICHARDO, ENRIQUE	42 Meadowhawk Lane	M Maxson
EH DESIGN SNEIDMAN, RUSSELL	42 Meadowhawk Lane	M Maxson
CONTENTA, KELLOY	42 Meadowhawk Lane	Lead Shift Officer Kelley
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	M Maxson
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	CPO Blackman
EH DESIGN CHRISTENSEN, JORDAN	42 Meadowhawk Lane	CPO Blackman
BEST WATER TREATMENT BLOOD, BYRON	42 Meadowhawk Lane	CPO Blackman
DESIGNERS WORKSHOP GASS, BRYANNA	42 Meadowhawk Lane	CPO Blackman
MACYS DURAN, CESAR	42 Meadowhawk Lane	CPO Blackman
ANTHONY POOLS KLAORICK, ROBERT	42 Meadowhawk Lane	CPO Blackman
Ketchell, Trish	42 Meadowhawk Lane	DANIEL GREEN
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	CPO Blackman
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	S Almacen
christensen, jordan	42 Meadowhawk Lane	S Almacen
CONTENTA, KELLY	42 Meadowhawk Lane	CPO Thomas
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	CPO Blackman
BY DESIGN PICHARDO, ENRIQUE	42 Meadowhawk Lane	CPO Blackman
HARMS, CIGDEM	42 Meadowhawk Lane	John Baldwin
CUSTOM SPEC. BIXBY, TOM	42 Meadowhawk Lane	CPO Blackman
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	CPO Blackman
EH DESIGN HOGAN, CARRIE	42 Meadowhawk Lane	CPO Blackman
SYLVAN POOLD DIAZ, RUDOLFO	42 Meadowhawk Lane	CPO Blackman
SERENITY HOPICE RANK, RUTH	42 Meadowhawk Lane	CPO Blackman
SERENITY HOPICE RANK, RUTH	42 Meadowhawk Lane	gerald ellerbe
EH DESIGN HOGAN, CARRIE	42 Meadowhawk Lane	Shift Lead Officer Perez
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	CPO Blackman
MACYS DEPT DURAN, CESAR	42 Meadowhawk Lane	CPO Blackman

Station	Date & Time	Pass Type	Method	License #	Driver License
Granite Ridges Gate	4/1/2015 2:18 PM	Contractor	Printed	127YEX	
Granite Ridges Gate	4/2/2015 12:28 PM	Contractor	Printed	LV N7T5	
Granite Ridges Gate	4/6/2015 12:42 PM	Contractor	Printed	131VVS	
Marble Ridge Gate	4/7/2015 2:08 PM	Guest	Scanned	227VZZ	
Granite Ridges Gate	4/7/2015 2:48 PM	Contractor	Printed	942YGC	
Granite Ridges Gate	4/7/2015 2:50 PM	Contractor	Printed	473LTK	
Marble Ridge Gate	4/8/2015 9:11 AM	Guest	Scanned	227VZZ	
Granite Ridges Gate	4/8/2015 12:38 PM	Contractor	Scanned	421UEH	
Granite Ridges Gate	4/15/2015 9:19 AM	Contractor	Printed	421UEH	
Granite Ridge Secondary	4/15/2015 10:29 AM	Contractor	Scanned	127YEX	
Granite Ridges Gate	4/15/2015 12:38 PM	Contractor	Scanned	127YEX	
Marble Ridge Gate	4/15/2015 3:07 PM	Contractor	Printed	852WUG	
Marble Ridge Gate	4/16/2015 9:07 AM	Guest	Scanned	227VZZ	
Granite Ridges Gate	4/16/2015 9:25 AM	Contractor	Printed	570LEU	
Marble Ridge Gate	4/16/2015 9:31 AM	Vendor	Printed	654JKJ	
Granite Ridges Gate	4/20/2015 9:20 AM	Contractor	Printed	587XHK	
Granite Ridges Gate	4/20/2015 9:23 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	4/20/2015 9:46 AM	Contractor	Printed	894YXN	
Granite Ridges Gate	4/20/2015 11:20 AM	Guest	Printed	227VZZ	
Granite Ridges Gate	4/20/2015 11:38 AM	Contractor	Printed	622NPN	
Granite Ridges Gate	4/20/2015 12:08 PM	Contractor	Printed	503ZAM	
Marble Ridge Secondary	4/20/2015 1:09 PM	Contractor	Printed	852WUG	
Granite Ridges Gate	4/20/2015 1:33 PM	Contractor	Scanned	421UEH	
Granite Ridges Gate	4/21/2015 9:32 AM	Contractor	Scanned	570LEU	
Granite Ridges Gate	4/21/2015 10:12 AM	Vendor	Printed	AEEOS14	
Granite Ridges Gate	4/22/2015 9:43 AM	Contractor	Printed	727VUH	
Granite Ridges Gate	4/22/2015 11:54 AM	Contractor	Printed	LV H6U7	
Granite Ridges Gate	4/22/2015 12:03 PM	Vendor	Printed	21661 A	
Granite Ridges Gate	4/22/2015 1:22 PM	Contractor	Printed	LV N7T5	
Granite Ridges Gate	4/23/2015 11:04 AM	Guest	Scanned	227VZZ	
Granite Ridges Gate	4/24/2015 9:59 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	4/24/2015 4:27 PM	Contractor	Scanned	421UEH	
Granite Ridges Gate	4/26/2015 8:58 AM	Guest	Printed	AEEOS14	
Marble Ridge Gate	4/26/2015 12:49 PM	Guest	Printed	852WUG	
Granite Ridges Gate	4/27/2015 12:22 PM	Contractor	Scanned	421UEH	
Granite Ridges Gate	4/27/2015 1:06 PM	Contractor	Printed	662NPN	
Granite Ridges Gate	4/27/2015 6:31 PM	Guest	Printed	226 YSC	
Granite Ridges Gate	4/28/2015 9:15 AM	Contractor	Scanned	127YEX	
Granite Ridges Gate	4/28/2015 10:23 AM	Contractor	Scanned	421UEH	
Granite Ridges Gate	4/28/2015 3:40 PM	Contractor	Scanned	131VVS	
Granite Ridges Gate	4/29/2015 12:21 PM	Contractor	Printed	157TBU	
Granite Ridges Gate	4/29/2015 3:39 PM	Vendor	Printed	837YNV	
Marble Ridge Gate	4/29/2015 3:45 PM	Vendor	Scanned	837YNV	
Granite Ridges Gate	4/29/2015 5:17 PM	Contractor	Scanned	131VVS	
Granite Ridges Gate	4/30/2015 9:44 AM	Contractor	Scanned	570LEU	
Granite Ridges Gate	4/30/2015 11:04 AM	Vendor	Printed	21661a	

Guest Name	Guest Of	Processed By
BEST WATER TREATMENT BLOOD, BYRON	42 Meadowhawk Lane	John Baldwin
HALES, DON	42 Meadowhawk Lane	Ashakia Hood
CONTENTA, KELLY	42 Meadowhawk Lane	Ashakia Hood
CONTENTA, KELLY	42 Meadowhawk Lane	R Foley
HALES, TODD	42 Meadowhawk Lane	CPO Flores
BEST H2O BLOOD, BYRON	42 Meadowhawk Lane	M Maxson
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	M Maxson
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	M Maxson
SYLVAN POOLD DIAZ, RUDOLFO	42 Meadowhawk Lane	M Maxson
TORCHIN, JULIE	42 Meadowhawk Lane	M Maxson
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	M Maxson
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	CPO J. Fox
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	M Maxson
Creative Closets Onishi, Chris	42 Meadowhawk Lane	R Foley
Creative Closets Onishi, Chris	42 Meadowhawk Lane	CPO Thomas
CONTENTA, KELLY	42 Meadowhawk Lane	CPO Thomas
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	M Maxson
Creative Closets Onishi, Chris	42 Meadowhawk Lane	R Foley
SYLVIAN POOL KLAPPERICK, ROBERT	42 Meadowhawk Lane	M Maxson
WORDEN, WILIAM	42 Meadowhawk Lane	M Maxson
CORNER STORE FURNITURE JAVIER, FRANCISCO	42 Meadowhawk Lane	M Maxson
CONTENTA, KELLY	42 Meadowhawk Lane	M Maxson
IRON CROSWELL BEIBER, IRON	42 Meadowhawk Lane	M Maxson
Hales, Don	42 Meadowhawk Lane	CPO Flores
COLOR STONE ZEPEDA, MARCO	42 Meadowhawk Lane	M Maxson
CONTENTA, KELLY	42 Meadowhawk Lane	CPO Flores
CHURCHILL, DAVID	42 Meadowhawk Lane	M Maxson
Mc Williams Engineers Taylor, David	42 Meadowhawk Lane	CPO Thomas
SIERRA A/C RAMSAY, CHRIS	42 Meadowhawk Lane	CPO Blackman
SELF-EMPLOYED PASSALACQUA, CHARLES	42 Meadowhawk Lane	M Maxson
CONTENTA, KELLY	42 Meadowhawk Lane	Lead Shift Officer Kelley
CONTENTA, KELLY	42 Meadowhawk Lane	M Maxson
CONARD, SABINA	42 Meadowhawk Lane	M Maxson
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	gerald ellerbe
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	gerald ellerbe
REXROAD, BRANDON	42 Meadowhawk Lane	gerald ellerbe
BY DESIGN PICHARDO, ENRIQUE	42 Meadowhawk Lane	gerald ellerbe
REXROAD, BRANDON	42 Meadowhawk Lane	Debra Carson
Torchin, Julie	42 Meadowhawk Lane	CPO J. Fox
Rexroad, Brandon	42 Meadowhawk Lane	CPO J. Fox
SYLVAN POOLD DIAZ, RUDOLFO	42 Meadowhawk Lane	CPO J. Fox
Rexroad, Brandon	42 Meadowhawk Lane	S Almacen
SIERRA ARESTEGUI, ALBERTO	42 Meadowhawk Lane	CPO J. Fox
BLUE DIAMOND CISNEROS, ARTHUR	42 Meadowhawk Lane	M Maxson
COLOR STONE TORRES, GERARDO	42 Meadowhawk Lane	M Maxson
COLOR STONE ZEPEDA, MARCO	42 Meadowhawk Lane	M Maxson

Torchin, Julie	42 Meadowhawk Lane	CPO Blackman
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	gerald ellerbe
COLD STONE MARCO, ANDRADE	42 Meadowhawk Lane	gerald ellerbe
CREATIVE CONCRETE SANCHEZ, RAUL	42 Meadowhawk Lane	M Maxson
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	M Maxson
Creative Closets Onishi, Chris	42 Meadowhawk Lane	CPO Thomas
COLOR STONE RIVERA, MIGUEL	42 Meadowhawk Lane	M Maxson
Torchin, Julie	42 Meadowhawk Lane	M Maxson
COLOR STONE RIVERA, MIGUEL	42 Meadowhawk Lane	M Maxson
WW BUILDERS BILL WORDEN	42 Meadowhawk Lane	M Maxson
KATCHELL, PATRICA	42 Meadowhawk Lane	CPO Thomas
SIERRA AIR RAMSAY, CHRIS	42 Meadowhawk Lane	CPO Blackman
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	CPO Blackman
COLOR STONE ANDRADE, MIGUEL	42 Meadowhawk Lane	CPO Blackman
WARREDM, ALEXI	42 Meadowhawk Lane	M Maxson
Creative Closets Onishi, Chris	42 Meadowhawk Lane	CPO Thomas
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	Debra Carson
BY DESIGN PICHARDO, ENRIQUE	42 Meadowhawk Lane	Debra Carson
SWANSON, KELSEY	42 Meadowhawk Lane	CPO Thomas
TORRES, GERADO	42 Meadowhawk Lane	M Maxson
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	CPO Blackman
SYLVAN POOLD DIAZ, RUDOLFO	42 Meadowhawk Lane	M Maxson
Torchin, Julie	42 Meadowhawk Lane	R Foley
BY DESIGN PICHARDO, ENRIQUE	42 Meadowhawk Lane	M Maxson
CREATIVE CLOSETS DENZLER, RICHARD	42 Meadowhawk Lane	M Maxson
golden stone rivera, miguel	42 Meadowhawk Lane	CPO J. Fox
CHRISTENSEN, JORDAN	42 Meadowhawk Lane	S Almacen

Station	Date & Time	Pass Type	Method	License #	Driver License
Granite Ridges Gate	5/1/2015 1:35 PM	Contractor	Printed	727VUH	
Marble Ridge Gate	5/2/2015 8:08 AM	Guest	Printed	675NAV	
Marble Ridge Gate	5/2/2015 4:10 PM	Guest	Scanned	852WUG	
Granite Ridges Gate	5/3/2015 12:44 PM	Guest	Scanned	852WUG	
Marble Ridge Gate	5/3/2015 1:25 PM	Guest	Printed	TEMP	
Granite Ridges Gate	5/4/2015 10:55 AM	Vendor	Printed	727VUH	
Granite Ridges Gate	5/4/2015 10:57 AM	Contractor	Printed	683XLA	
Granite Ridges Gate	5/4/2015 10:59 AM	Contractor	Scanned	570LEU	
Granite Ridges Gate	5/4/2015 11:09 AM	Contractor	Scanned	157TBU	
Granite Ridges Gate	5/4/2015 1:12 PM	Guest	Printed	810AXH	
Granite Ridges Gate	5/4/2015 2:30 PM	Contractor	Scanned	683XLA	
Granite Ridges Gate	5/4/2015 4:34 PM	Contractor	Scanned	421UEH	
Granite Ridges Gate	5/5/2015 11:10 AM	Contractor	Scanned	421UEH	
Marble Ridge Secondary	5/5/2015 12:06 PM	Contractor	Printed	654jkj	
Marble Ridge Gate	5/5/2015 12:57 PM	Contractor	Scanned	654jkj	
Marble Ridge Gate	5/5/2015 3:37 PM	Guest	Scanned	852WUG	
Granite Ridges Gate	5/6/2015 9:33 AM	Contractor	Scanned	683XLA	
Marble Ridge Gate	5/6/2015 11:29 AM	Contractor	Scanned	654jkj	
Granite Ridges Gate	5/6/2015 2:14 PM	Contractor	Printed	N7T5	
Granite Ridges Gate	5/6/2015 2:54 PM	Guest	Printed	6XPVO56	
Granite Ridges Gate	5/6/2015 4:22 PM	Guest	Printed	JLA313	
Granite Ridges Gate	5/6/2015 4:22 PM	Guest	Scanned	852WUG	
Granite Ridges Gate	5/7/2015 9:27 AM	Contractor	Printed	389RBB	
Marble Ridge Gate	5/7/2015 1:42 PM	Guest	Printed	480txs	
Granite Ridges Gate	5/7/2015 3:18 PM	Contractor	Printed	878AUG	
Marble Ridge Gate	5/7/2015 5:21 PM	Guest	Printed	852WUG	
Granite Ridges Gate	5/8/2015 9:56 AM	Guest	Printed	7 HILLS	
Marble Ridge Gate	5/8/2015 12:54 PM	Contractor	Printed	123yre	
Granite Ridge Secondary	5/8/2015 2:01 PM	Vendor	Printed	915LVF	
Granite Ridges Gate	5/9/2015 12:45 PM	Vendor	Printed	ARA255	
Marble Ridge Gate	5/9/2015 1:05 PM	Vendor	Printed	852WUG	
Granite Ridges Gate	5/9/2015 3:42 PM	Vendor	Scanned	852WUG	
Marble Ridge Gate	5/10/2015 7:17 PM	Guest	Printed	776WDE	
Granite Ridges Gate	5/11/2015 10:07 AM	Contractor	Scanned	683XLA	
Granite Ridges Gate	5/11/2015 10:07 AM	Contractor	Scanned	570LEU	
Granite Ridges Gate	5/11/2015 3:15 PM	Guest	Printed	6WPX217	
Granite Ridges Gate	5/11/2015 3:46 PM	Contractor	Scanned	662NPN	
Granite Ridges Gate	5/11/2015 10:18 PM	Guest	Scanned	6WPX217	
Granite Ridges Gate	5/12/2015 9:46 AM	Guest	Printed	810AXH	
Granite Ridges Gate	5/12/2015 11:02 AM	Guest	Printed	6WPX217	
Granite Ridges Gate	5/12/2015 11:18 AM	Contractor	Scanned	157TBU	
Marble Ridge Gate	5/12/2015 8:54 PM	Guest	Scanned	6WPX217	
Marble Ridge Secondary	5/13/2015 5:01 PM	Guest	Printed	172ltl	
Granite Ridges Gate	5/14/2015 8:50 AM	Contractor	Printed	008YUN	
Granite Ridges Gate	5/14/2015 10:55 AM	Contractor	Printed	753LPV	
Granite Ridges Gate	5/14/2015 11:18 AM	Contractor	Printed	878AUG	

Granite Ridge Secondary	5/15/2015 12:25 PM	Guest	Scanned	810AXH	
Granite Ridges Gate	5/18/2015 9:20 AM	Vendor	Printed	570LEU	
Granite Ridges Gate	5/18/2015 2:10 PM	Guest	Printed	5415	
Granite Ridges Gate	5/19/2015 8:22 AM	Contractor	Printed	CHIMAL	
Granite Ridges Gate	5/19/2015 9:14 AM	Contractor	Scanned	683XLA	
Marble Ridge Gate	5/19/2015 10:32 AM	Contractor	Scanned	654jkj	
Granite Ridges Gate	5/19/2015 12:27 PM	Contractor	Printed	BC2213	
Granite Ridges Gate	5/19/2015 1:52 PM	Guest	Scanned	810AXH	
Granite Ridges Gate	5/19/2015 2:28 PM	Contractor	Scanned	BC2213	
Granite Ridges Gate	5/19/2015 2:33 PM	Contractor	Printed	6XPV056	
Marble Ridge Secondary	5/20/2015 9:17 AM	Guest	Printed	227VZZ	
Granite Ridges Gate	5/20/2015 10:10 AM	Contractor	Printed	915LVF	
Granite Ridges Gate	5/20/2015 11:12 AM	Contractor	Scanned	683XLA	
Granite Ridges Gate	5/20/2015 3:51 PM	Contractor	Printed	878AUG	
Granite Ridges Gate	5/21/2015 3:28 PM	Guest	Printed	779APZ	
Marble Ridge Gate	5/22/2015 10:35 AM	Contractor	Scanned	654jkj	
Granite Ridges Gate	5/22/2015 1:25 PM	Contractor	Printed	570LEU	
Granite Ridges Gate	5/22/2015 3:33 PM	Contractor	Scanned	662NPN	
Marble Ridge Gate	5/22/2015 7:15 PM	Guest	Printed	640TGP	
Granite Ridges Gate	5/25/2015 3:02 PM	Guest	Printed	753LPV	
Granite Ridges Gate	5/26/2015 10:56 AM	Contractor	Printed	421UEH	
Granite Ridges Gate	5/27/2015 11:01 AM	Contractor	Scanned	157TBU	
Marble Ridge Gate	5/27/2015 1:24 PM	Guest	Scanned	810AXH	
Granite Ridges Gate	5/27/2015 2:10 PM	Contractor	Printed	662NPN	
Granite Ridges Gate	5/28/2015 3:31 PM	Contractor	Scanned	570LEU	
Granite Ridges Gate	5/28/2015 5:40 PM	Vendor	Printed	5484	
Granite Ridges Gate	5/31/2015 8:53 AM	Guest	Printed	AEE0514	

Guest Name	Guest Of	Processed By
Torchin, Julie	42 Meadowhawk Lane	DANIEL GREEN
RAKEMAN PLUMBING JAMES, JASON	42 Meadowhawk Lane	DANIEL GREEN
Creative Closets Onishi, Chris	42 Meadowhawk Lane	DANIEL GREEN
Torchin, Julie	42 Meadowhawk Lane	DANIEL GREEN
Torchin, Julie	42 Meadowhawk Lane	Shift Lead Officer Perez
RED CARPET PANNEL, KEVIN	42 Meadowhawk Lane	CPO Thomas
CONTENTA, KELLY	42 Meadowhawk Lane	CPO Thomas
CONTENTA, KELLY	42 Meadowhawk Lane	CPO Thomas
SELF EMPLOYED PASSALAC, CHARLES	42 Meadowhawk Lane	John Baldwin
MARKRICH- PIZZA PEARSON, JOHN	42 Meadowhawk Lane	CPO Thomas
CONTENTA, KELLY	42 Meadowhawk Lane	Shift Lead Officer Perez
CONTENTA, KELLY	42 Meadowhawk Lane	John Baldwin
CONTENTA, KELLY	42 Meadowhawk Lane	John Baldwin
CONTENTA, KELLY	42 Meadowhawk Lane	CPO P
TAI FOOD WONGWARASATIEN, SOONTORN	42 Meadowhawk Lane	CPO P
TORCHIN, JULIE	42 Meadowhawk Lane	DANIEL GREEN
CREATIVED CLOSETS LAZO, VICTOR	42 Meadowhawk Lane	CPO Blackman
TORCHIN, JULIE	42 Meadowhawk Lane	Shift Lead Officer Perez
COLOR STONE TORRES, GERARDO	42 Meadowhawk Lane	CPO J. Fox
CREATIVED CLOSETS LAZO, VICTOR	42 Meadowhawk Lane	CPO Blackman
ABSOLTE CLOSET WARD, DEBORAH	42 Meadowhawk Lane	CPO P
creative closets den, richard	42 Meadowhawk Lane	DANIEL GREEN
CREATIVE CLOSETS CHRIS	42 Meadowhawk Lane	CPO Flores
LANGSTON, MILES	42 Meadowhawk Lane	DANIEL GREEN
RANK, RUTH	42 Meadowhawk Lane	CPO Blackman
HARVEY, JEFF	42 Meadowhawk Lane	John Baldwin
Harms, Chidem	42 Meadowhawk Lane	S Almacen
SIERRA MIKE	42 Meadowhawk Lane	CPO Blackman
VEERGITH FERNANDEZ, JORGE	42 Meadowhawk Lane	CPO Blackman
Rexroad, Brandon	42 Meadowhawk Lane	CPO Blackman
Rexroad, Brandon	42 Meadowhawk Lane	Debra Carson
stephine	42 Meadowhawk Lane	DANIEL GREEN
CLEAR BLUE POOL SERVICE KIM, REX	42 Meadowhawk Lane	CPO Blackman
Rexroad, Brandon	42 Meadowhawk Lane	Shift Lead Officer Perez
Rexroad, Brandon	42 Meadowhawk Lane	CPO P
CLEAR BLUE KIM, REX	42 Meadowhawk Lane	CPO Blackman
Rexroad, Brandon	42 Meadowhawk Lane	CPO P
Rexroad, Brandon	42 Meadowhawk Lane	DANIEL GREEN
CLEAR BLUE POOLS FLOOD, MATT	42 Meadowhawk Lane	CPO Flores
TORCHIN, JULIE	42 Meadowhawk Lane	Carol Morsovillo
POOL ONE PENNEY, RICK	42 Meadowhawk Lane	John Baldwin
Rexroad, Brandon	42 Meadowhawk Lane	Ashakia Hood
EFF. AIR NELSON, JOHN	42 Meadowhawk Lane	CPO Flores
PRECISION AIR KLINGLER, ALEX	42 Meadowhawk Lane	Ashakia Hood
EFF AIR NELSON, JOHN	42 Meadowhawk Lane	Ashakia Hood
TORCHIN, JULIE	42 Meadowhawk Lane	Ashakia Hood

CLEAR BLUE POOLS ROQUE, JUSTINO	42 Meadowhawk Lane	Ashakia Hood
CLEAR BLUE POOLS ROQUE, JUSTINO	42 Meadowhawk Lane	Ashakia Hood
SYLVAN POOLS LINEBARGR, JASON	42 Meadowhawk Lane	Ashakia Hood
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	Ashakia Hood
creative closets den, richard	42 Meadowhawk Lane	Ashakia Hood
TORCHIN, JULIE	42 Meadowhawk Lane	R Foley
EFF. AIR NELSON, JOHN	42 Meadowhawk Lane	Ashakia Hood
EFF. AIR	42 Meadowhawk Lane	Ashakia Hood
EFF AIR CARRASCO, RIGOBERTO	42 Meadowhawk Lane	CPO Blackman
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	Carol Morsovillo
CALABRERO, GEORGE	42 Meadowhawk Lane	Lead Shift Officer Kelley
SELF EMPLOYED PASSALACQUA, CHARLES	42 Meadowhawk Lane	DANIEL GREEN
EFF. AIR	42 Meadowhawk Lane	Ashakia Hood
EFF. AIR	42 Meadowhawk Lane	Ashakia Hood
BY DESIGN PICHARDO, ENRIQUE	42 Meadowhawk Lane	Ashakia Hood
EFF. AIR	42 Meadowhawk Lane	Debra Carson
EFF. AIR	42 Meadowhawk Lane	Ashakia Hood
B & G ELECT BRINEGAR, MARY	42 Meadowhawk Lane	Ashakia Hood
CREATIVE CLOSETS CHRIS	42 Meadowhawk Lane	CPO Thomas
harms, cigdem	42 Meadowhawk Lane	Ashakia Hood

Station	Date & Time	Pass Type	Method	License #	Driver License
Granite Ridges Gate	6/2/2015 7:56 AM	Guest	Scanned	810AXH	
Granite Ridges Gate	6/2/2015 8:51 AM	Contractor	Printed	538ZAL	
Granite Ridges Gate	6/2/2015 12:29 PM	Contractor	Scanned	654jkj	
Granite Ridges Gate	6/2/2015 1:20 PM	Guest	Scanned	810AXH	
Marble Ridge Gate	6/3/2015 1:27 PM	Guest	Scanned	810AXH	
Marble Ridge Gate	6/4/2015 1:11 PM	Contractor	Printed	544ATA	
Marble Ridge Gate	6/4/2015 2:40 PM	Guest	Printed	852WUG	
Marble Ridge Gate	6/5/2015 11:31 AM	Guest	Scanned	852WUG	
Granite Ridge Secondary	6/5/2015 12:44 PM	Vendor	Printed	ARA255	
Marble Ridge Gate	6/5/2015 7:33 PM	Guest	Printed	LVJ5U4	
Marble Ridge Gate	6/6/2015 10:56 AM	Guest	Scanned	852WUG	
Granite Ridges Gate	6/6/2015 1:43 PM	Guest	Scanned	852WUG	
Marble Ridge Gate	6/7/2015 5:01 PM	Guest	Scanned	852WUG	
Marble Ridge Gate	6/8/2015 4:11 PM	Guest	Scanned	852WUG	
Marble Ridge Gate	6/8/2015 5:59 PM	Guest	Printed	LVEKING	
Granite Ridges Gate	6/9/2015 7:51 AM	Guest	Printed	810AXH	
Granite Ridges Gate	6/9/2015 9:28 AM	Contractor	Printed	683XLA	
Marble Ridge Gate	6/9/2015 12:08 PM	Guest	Scanned	810AXH	
Granite Ridges Gate	6/9/2015 4:22 PM	Contractor	Printed	753LPV	
Granite Ridges Gate	6/10/2015 8:47 AM	Contractor	Scanned	683XLA	
Granite Ridges Gate	6/10/2015 5:30 PM	Contractor	Printed	DX1249	
Granite Ridge Secondary	6/11/2015 9:58 AM	Contractor	Printed	570leu	
Marble Ridge Gate	6/11/2015 12:44 PM	Vendor	Printed	330XPL	
Marble Ridge Gate	6/12/2015 1:08 AM	Guest	Printed	727LMC	
Granite Ridges Gate	6/12/2015 10:59 AM	Guest	Printed	837YNV	
Marble Ridge Gate	6/12/2015 12:47 PM	Guest	Printed	DRVNHRD	
Granite Ridges Gate	6/12/2015 6:20 PM	Guest	Printed	226YSC	
Granite Ridges Gate	6/15/2015 9:18 AM	Vendor	Printed	644VUF	
Granite Ridges Gate	6/15/2015 1:59 PM	Vendor	Printed	942YGC	
Granite Ridges Gate	6/15/2015 2:39 PM	Guest	Printed	6WPX217	
Granite Ridges Gate	6/15/2015 6:37 PM	Guest	Scanned	6WPX217	
Marble Ridge Gate	6/15/2015 8:58 PM	Guest	Printed	TEN7	
Granite Ridges Gate	6/16/2015 8:10 AM	Vendor	Printed	LV YG56	
Marble Ridge Gate	6/16/2015 10:57 AM	Guest	Scanned	6WPX217	
Marble Ridge Gate	6/16/2015 9:22 PM	Guest	Scanned	6WPX217	
Granite Ridges Gate	6/17/2015 12:30 PM	Vendor	Printed	LVYG56	
Granite Ridges Gate	6/17/2015 6:10 PM	Guest	Scanned	6WPX217	
Marble Ridge Gate	6/17/2015 8:12 PM	Guest	Scanned	6WPX217	
Marble Ridge Gate	6/18/2015 7:50 AM	Contractor	Printed	ROA2	
Marble Ridge Gate	6/18/2015 2:25 PM	Guest	Scanned	810AXH	
Granite Ridges Gate	6/20/2015 1:28 PM	Vendor	Printed	014 XZK	
Granite Ridges Gate	6/22/2015 9:17 PM	Guest	Scanned	6WPX217	
Granite Ridges Gate	6/23/2015 3:42 PM	Vendor	Printed	656 ZAK	
Granite Ridges Gate	6/24/2015 12:43 PM	Vendor	Printed	890ZAU	
Granite Ridges Gate	6/24/2015 12:49 PM	Contractor	Printed	656ZAK	
Granite Ridges Gate	6/24/2015 1:17 PM	Guest	Scanned	810AXH	

Granite Ridges Gate	6/25/2015 8:19 AM	Guest	Printed	262XYJ	
Granite Ridges Gate	6/25/2015 8:19 AM	Vendor	Printed	262XYJ	
Granite Ridges Gate	6/25/2015 8:20 AM	Vendor	Printed	953RMU	
Granite Ridges Gate	6/25/2015 10:20 AM	Vendor	Printed	421UEH	
Granite Ridges Gate	6/25/2015 2:32 PM	Contractor	Printed	570leu	
Granite Ridges Gate	6/26/2015 7:52 AM	Guest	Scanned	810AXH	
Granite Ridges Gate	6/26/2015 2:19 PM	Contractor	Printed	656ZAK	
Granite Ridges Gate	6/26/2015 2:19 PM	Contractor	Printed	200XPR	
Granite Ridges Gate	6/27/2015 7:57 AM	Contractor	Printed	932VSJ	
Granite Ridges Gate	6/27/2015 9:08 AM	Vendor	Scanned	421UEH	
Granite Ridges Gate	6/28/2015 10:28 AM	Guest	Printed	249WVT	
Granite Ridge Secondary	6/29/2015 7:55 AM	Vendor	Printed	ARA255	
Granite Ridges Gate	6/29/2015 10:05 AM	Contractor	Printed	34A499	
Granite Ridges Gate	6/29/2015 11:15 AM	Contractor	Printed	200XPR	
Granite Ridges Gate	6/29/2015 11:54 AM	Vendor	Printed	662NPN	
Granite Ridges Gate	6/29/2015 4:23 PM	Contractor	Printed	200XPR	
Granite Ridges Gate	6/30/2015 11:37 AM	Contractor	Printed	073XPC	
Granite Ridges Gate	6/30/2015 12:36 PM	Vendor	Printed	679URA	
Marble Ridge Gate	6/30/2015 1:15 PM	Vendor	Scanned	330XPL	
Granite Ridges Gate	6/30/2015 6:38 PM	Guest	Printed	temp	

Guest Name	Guest Of	Processed By
MUSIC CENTER NICOLAI, JAY	42 Meadowhawk Lane	Ashakia Hood
SELF EMPLOYED PASSALACQUA, CHARLES	42 Meadowhawk Lane	M Maxson
Warren, Alexxa	42 Meadowhawk Lane	Lead Shift Officer Kelley
AAA AUTO TOWING	42 Meadowhawk Lane	Ashakia Hood
HOLLOWAY, CHEIRMERE	42 Meadowhawk Lane	CPO P
TINGEY, CRAIG	42 Meadowhawk Lane	M Maxson
LORENZO, MARY	42 Meadowhawk Lane	CPO Flores
CONSTRUCTION BENITEZ, RENEE	42 Meadowhawk Lane	DANIEL GREEN
CREATIVE CLOSETS CHRIS	42 Meadowhawk Lane	CPO Thomas
CONTENTA, KELLY	42 Meadowhawk Lane	CPO Thomas
CONTENTA, KELLY	42 Meadowhawk Lane	CPO Thomas
Warren, Alexxa	42 Meadowhawk Lane	CPO Thomas
CONTENTA, KELLY	42 Meadowhawk Lane	Shift Lead Officer Perez
CONTENTA, KELLY	42 Meadowhawk Lane	CPO P
SELF EMPLOYED PASSALACQUA, CHARLES	42 Meadowhawk Lane	M Maxson
Safelite Auto Glass Safelite Auto Glass	42 Meadowhawk Lane	M Maxson
CONTENTA, KELLY	42 Meadowhawk Lane	Shift Lead Officer Perez
Warren, Alexxa	42 Meadowhawk Lane	CPO Blackman
SELF EMPLOYED PASSALACQUA, CHARLES	42 Meadowhawk Lane	Ashakia Hood
EH DESIGN HOGAN, EDWARD	42 Meadowhawk Lane	Ashakia Hood
CONT. FURNITURE PICHARDO, ENRIQUE	42 Meadowhawk Lane	Ashakia Hood
CONTENTA, KELLY	42 Meadowhawk Lane	John Baldwin
CONTENTA, KELLY	42 Meadowhawk Lane	M Maxson
LORENZO, MARY	42 Meadowhawk Lane	Lead Shift Officer Kelley
Warren, Alexxa	42 Meadowhawk Lane	John Baldwin
Safelite Auto Glass HILL, BRYON	42 Meadowhawk Lane	CPO Thomas
Rexroad, Brandon	42 Meadowhawk Lane	Debra Carson
Warren, Alexxa	42 Meadowhawk Lane	CPO Blackman
CONTENTA, KELLY	42 Meadowhawk Lane	John Baldwin
Rexroad, Brandon	42 Meadowhawk Lane	Ashakia Hood
Warren, Alexxa	42 Meadowhawk Lane	Ashakia Hood
Rexroad, Brandon	42 Meadowhawk Lane	CPO J. Fox
CONTENTA, KELLY	42 Meadowhawk Lane	John Baldwin
SAFELITE FORD, JEFF	42 Meadowhawk Lane	CPO Thomas
Rexroad, Brandon	42 Meadowhawk Lane	Shift Lead Officer Perez
CREATIVE CLOSET LAZ, VICTOR	42 Meadowhawk Lane	Shift Lead Officer Perez
Warren, Alexxa	42 Meadowhawk Lane	Ashakia Hood
CONTENTA, KELLY	42 Meadowhawk Lane	Shift Lead Officer Perez
Warren, Alexxa	42 Meadowhawk Lane	John Baldwin
CONTENTA, KELLY	42 Meadowhawk Lane	John Baldwin
CONTENTA, KELLY	42 Meadowhawk Lane	CPO Thomas
IRON CROSS WELDING BIEBER, HOWARD	42 Meadowhawk Lane	Shift Lead Officer Perez
FUSION SMITH, MATTHEW	42 Meadowhawk Lane	Shift Lead Officer Perez
Warren, Alexxa	42 Meadowhawk Lane	CPO Blackman
FAMILY PANIO NICHOLI, JAY	42 Meadowhawk Lane	CPO J. Fox
Warren, Alexxa	42 Meadowhawk Lane	CPO Hudson

Allen, Sandra and Max	42 Meadowhawk Lane	CPO P
christensen, jordan	42 Meadowhawk Lane	CPO P
Warren, Alexxa	42 Meadowhawk Lane	CPO P
CATALAN, BRENDA	42 Meadowhawk Lane	CPO P
Warren, Alexxa	42 Meadowhawk Lane	John Baldwin
CONTENTA, KELLY	42 Meadowhawk Lane	John Baldwin
CONTENTA, KELLY	42 Meadowhawk Lane	CPO P
Warren, Alexxa	42 Meadowhawk Lane	DANIEL GREEN
EH DESIGN HOGAN, DEWARD	42 Meadowhawk Lane	CPO J. Fox

Station	Date & Time	Pass Type	Method	License #	Driver License
Granite Ridges Gate	7/1/2015 10:47 AM	Guest	Printed	COOL2NR	
Granite Ridges Gate	7/2/2015 10:36 AM	Vendor	Scanned	ARA255	
Marble Ridge Gate	7/3/2015 10:27 AM	Guest	Printed	779 APZ	
Granite Ridges Gate	7/3/2015 11:58 AM	Vendor	Printed	329YYP	
Granite Ridges Gate	7/3/2015 9:14 PM	Guest	Printed	358XSW	
Granite Ridges Gate	7/4/2015 2:15 PM	Guest	Printed	062TDC	
Granite Ridges Gate	7/5/2015 3:49 PM	Guest	Printed	247LYF	
Granite Ridges Gate	7/6/2015 8:03 AM	Contractor	Printed	318YTN	
Marble Ridge Gate	7/6/2015 10:23 AM	Vendor	Scanned	330XPL	
Marble Ridge Gate	7/6/2015 5:29 PM	Guest	Printed	852WUG	
Marble Ridge Gate	7/6/2015 5:29 PM	Guest	Printed	852WUG	
Marble Ridge Secondary	7/7/2015 7:25 AM	Guest	Printed	779 APZ	
Marble Ridge Gate	7/8/2015 10:31 AM	Guest	Scanned	852WUG	
Granite Ridges Gate	7/8/2015 4:38 PM	Guest	Scanned	852WUG	
Granite Ridges Gate	7/9/2015 9:25 AM	Vendor	Scanned	ARA255	
Granite Ridges Gate	7/9/2015 12:05 PM	Vendor	Printed	599XTF	
Marble Ridge Gate	7/9/2015 5:32 PM	Guest	Scanned	852WUG	
Marble Ridge Gate	7/10/2015 7:25 AM	Guest	Scanned	779 APZ	
Granite Ridges Gate	7/10/2015 8:47 AM	Vendor	Scanned	ARA255	
Granite Ridges Gate	7/10/2015 9:43 AM	Vendor	Scanned	421UEH	
Granite Ridges Gate	7/10/2015 2:50 PM	Vendor	Printed	662NPN	
Marble Ridge Gate	7/10/2015 2:51 PM	Guest	Scanned	852WUG	
Granite Ridges Gate	7/11/2015 1:55 PM	Guest	Scanned	852WUG	
Granite Ridges Gate	7/12/2015 1:19 PM	Guest	Printed	247LYF	
Marble Ridge Secondary	7/13/2015 7:21 AM	Guest	Scanned	779 APZ	
Marble Ridge Gate	7/13/2015 11:11 AM	Vendor	Printed	762YUR	
Granite Ridges Gate	7/13/2015 5:28 PM	Guest	Scanned	6WPX217	
Marble Ridge Gate	7/14/2015 7:34 AM	Guest	Scanned	779 APZ	
Marble Ridge Gate	7/14/2015 10:22 AM	Guest	Scanned	852WUG	
Granite Ridges Gate	7/14/2015 10:51 AM	Guest	Scanned	6WPX217	
Granite Ridges Gate	7/14/2015 11:24 AM	Guest	Scanned	779 APZ	
Granite Ridges Gate	7/14/2015 5:09 PM	Guest	Scanned	6WPX217	
Marble Ridge Gate	7/14/2015 6:15 PM	Guest	Scanned	852WUG	
Marble Ridge Gate	7/15/2015 10:31 AM	Vendor	Printed	490XVT	
Granite Ridges Gate	7/15/2015 11:29 AM	Guest	Printed	6WPX217	
Granite Ridges Gate	7/15/2015 1:24 PM	Contractor	Printed	683KLA	
Granite Ridges Gate	7/16/2015 2:25 PM	Guest	Scanned	779 APZ	
Marble Ridge Gate	7/16/2015 2:37 PM	Guest	Scanned	852WUG	
Marble Ridge Gate	7/20/2015 9:59 AM	Guest	Scanned	779 APZ	
Marble Ridge Gate	7/20/2015 3:46 PM	Guest	Scanned	852WUG	
Marble Ridge Gate	7/21/2015 10:23 AM	Guest	Scanned	852WUG	
Granite Ridges Gate	7/21/2015 10:37 AM	Vendor	Printed	889RB	
Granite Ridges Gate	7/21/2015 2:31 PM	Vendor	Printed	116HVG	
Marble Ridge Gate	7/22/2015 7:47 AM	Guest	Scanned	779 APZ	
Marble Ridge Secondary	7/22/2015 10:29 AM	Guest	Printed	TEMP	
Marble Ridge Gate	7/26/2015 9:13 AM	Guest	Scanned	779 APZ	

Granite Ridges Gate	7/26/2015 10:40 AM	Guest	Printed	591xr	
Granite Ridges Gate	7/26/2015 10:48 AM	Guest	Printed	aee0514	
Granite Ridges Gate	7/26/2015 1:47 PM	Guest	Scanned	779 APZ	
Granite Ridges Gate	7/26/2015 2:15 PM	Guest	Printed	SNOF8	
Marble Ridge Gate	7/27/2015 7:42 AM	Guest	Scanned	779 APZ	
Marble Ridge Gate	7/27/2015 1:53 PM	Guest	Scanned	852WUG	
Marble Ridge Secondary	7/27/2015 3:00 PM	Guest	Scanned	852WUG	
Marble Ridge Gate	7/28/2015 6:49 AM	Guest	Scanned	779 APZ	
Granite Ridges Gate	7/31/2015 9:34 AM	Vendor	Printed	421UEH	

