

IN THE SUPREME COURT OF THE STATE OF NEVADA

CITY OF LAS VEGAS, A POLITICAL  
SUBDIVISION OF THE STATE OF  
NEVADA,

Appellant,

vs.

180 LAND CO., LLC, A NEVADA LIMITED-  
LIABILITY COMPANY; AND FORE STARS,  
LTD., A NEVADA LIMITED-LIABILITY  
COMPANY,

Respondents.

180 LAND CO., LLC, A NEVADA LIMITED-  
LIABILITY COMPANY; AND FORE STARS,  
LTD., A NEVADA LIMITED-LIABILITY  
COMPANY,

Appellants/Cross-Respondents,

vs.

CITY OF LAS VEGAS, A POLITICAL  
SUBDIVISION OF THE STATE OF  
NEVADA,

Respondent/Cross-Appellant.

No. 84345

Electronically Filed  
Sep 30 2022 09:55 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

No. 84640

**AMENDED  
JOINT APPENDIX  
VOLUME 112, PART 5**

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*Attorneys for City of Las Vegas*

## APPENDIX A.1

Inst #: 20180529-0000941

Fees: \$40.00

RPTT: \$28050.00 Ex #:

05/29/2018 09:02:32 AM

Receipt #: 3413458

Requestor:

FIRST AMERICAN TITLE NCS

Recorded By: RNS Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN 177-20-406-001

**Recording Requested By:**  
**When Recorded Return to:**

LH Ventures, LLC  
250 Pilot Road, Suite 140  
Las Vegas, NV, 89119

**Mail Tax Bills to:**  
LH Ventures, LLC  
250 Pilot Road, Suite 140  
Las Vegas, NV, 89119

Order Number: NCS-886128-HHLV

Patent Number 27-2018-0017

(Title of Document) (for Recorder's use only)

RECORDING COVER PAGE

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WITHOUT LIABILITY

[Return to Property A](#)

INT MOT - 0094

20256

## APPENDIX A.1

N-94816

### The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

CFT LANDS, LLC

is entitled to a land patent pursuant to Section 203 of the Act of October 21, 1976 (43 U.S.C. 1713), as amended, and pursuant to Section 4(a) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343, *et seq.*, for the following described land:

Mount Diablo Meridian, Nevada

T. 22 S., R. 61 E.,  
sec. 29, NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , and  
NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ .

The area described contains 17.50 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto CFT LANDS, LLC the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto CFT LANDS, LLC, its successors and assigns, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); and
2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove the minerals under applicable law and such regulations as the Secretary of the Interior may prescribe.

**27 - 2018 - 0017**

Patent Number \_\_\_\_\_

[Return to Property A](#)

INT MOT - 0095

20257



## APPENDIX A.1

N-94816

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### SUBJECT TO:

1. Valid existing rights;
2. Right-of-way N-43913 for telephone line purposes granted to Central Telephone Company d/b/a CenturyLink, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
3. Right-of-way N-63015 for road purposes granted to Clark County, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
4. Right-of-way N-65701 for natural gas pipeline purposes granted to Southwest Gas Corporation, its successors or assigns, pursuant to the Act of February 25, 1920 (30 U.S.C. 185 Sec. 28);
5. Right-of-way N-78078 for road purposes granted to Clark County, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
6. Right-of-way N-92909 for CATV, telephone, and broadband conduit and wiring purposes granted to Cox Communication Inc., its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
7. Right-of-way N-94286 for electrical distribution power line purposes granted to Nevada Power Company d/b/a NV Energy, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
8. Right-of-way N-94286-01 for temporary construction area purposes granted to Nevada Power Company d/b/a NV Energy, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
9. Easement N-95074 for power distribution line purposes granted to Nevada Power Company d/b/a NV Energy, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
10. Easement N-95075 for power distribution line purposes granted to Nevada Power Company d/b/a NV Energy, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
11. Easement N-95076 for power transmission line purposes granted to Nevada Power Company d/b/a NV Energy, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and

Patent Number **87-2018-0017**

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INT MOT - 0096

20258

## APPENDIX A.1

N-94816

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12. The south and west 30 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  SW $\frac{1}{4}$  and the south and east 30 feet of the E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of sec. 29, T. 22 S., R. 61 E., M.D.M., Nevada in favor of Clark County for road, public utilities, and flood control purposes to insure ingress and egress to adjacent lands, pursuant to the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343.

By accepting this patent, the patentee agrees to indemnify, defend and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the patentee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the uses and/or occupancy of the patented real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property, and may be enforced by the United States in a court of competent jurisdiction; and

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9620(h), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances have been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

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INT MOT - 0097

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## APPENDIX A.1

N-94816

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

GIVEN under my hand, in RENO, NEVADA, the TENTH day of MAY in the year of our Lord TWO THOUSAND and EIGHTEEN and of the Independence of the United States the Two Hundred and Forty-Second.

By *Raul Morales* For  
Raul Morales  
Deputy State Director

ASSESSOR'S COPY

Patent Number 97 - 2016 - 0017

[Return to Property A](#)

INT MOT - 0098

20260

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 17-20-466-001  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

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

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$ 5,500,000.00  
b) Deed in Lieu of Foreclosure Only (value of) ( \$ )  
c) Transfer Tax Value: \$ 5,500,000.00  
d) Real Property Transfer Tax Due \$ 28,050.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred 100 %

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

Signature: [Signature]

Capacity: Escrow Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: USA

Print Name: CFT Lands, LLC

Address: 1340 Financial Blvd

Address: 250 Pilot Road, Suite 140

City: Reno

City: Las Vegas

State: NV Zip: 89502

State: NV Zip: 89119

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

Print Name: First American Title

File Number: Accommodation

Address: 2500 Paseo Verde Parkway #120

City: Henderson

State: NV Zip: 89074

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

[Return to Property A](#)

INT MOT - 0099

20261

# APPENDICES A.1 & B.1

1

Bureau of Land Management  
Southern Nevada Public Land Management Act  
August 03, 2017  
17 parcel Land Sale

## WINNING BID REPORT

Sale Parcel Number	Gross Acres	Fair Market Value	Winning Bid Amount	Winning Bidder
N-80697	10.00	\$1,550,000	No Bid	
N-94807	5.00	\$2,500,000	\$2,500,000	Khusrow Roothani
N-92830	2.50	\$285,000	No Bid	
N-92832	2.50	\$285,000	No Bid	
N-94808	2.50	\$285,000	\$285,000	Lexiland, LLC
N-94809	2.50	\$238,000	\$278,000	American West Development
N-81973	1.25	\$63,200	\$83,200	Allay Investment LLC
N-94810	2.50	\$133,000	\$223,000	Monte Cristo Way Realty, LLC
N-94814	12.50	\$1,875,000	\$1,875,000	Turtle Beach Productions
N-94815	2.50	\$405,000	No Bid	
N-94816	17.50	\$5,500,000	\$5,500,000	American West Development
N-94817	5.00	\$1,920,000	\$1,920,000	American West Development
N-94818	2.50	\$675,000	\$675,000	American West Development
N-94819	2.50	\$213,000	\$283,000	Malik Umer Zahid
N-85664	2.50	\$260,000.00	\$260,000	Malik Umer Zahid
N-81967	5.00	\$455,000	\$505,000	Malik Umer Zahid
N-94820	2.50	\$930,000	\$1,010,000	Lexiland, LLC
<b>TOTAL</b>	<b>81.25</b>	<b>\$17,572,200</b>	<b>\$15,397,200</b>	

FINAL PAYMENT IS DUE 180 DAYS FROM THE DATE OF THE SALE, on 01/30/2018, by COB 4:30 p.m.

[Return to Property A](#)

[Return to Property B](#)

INT MOT - 0100

20262

## APPENDIX B.1

Inst #: 20180529-0000942

Fees: \$40.00

RPTT: \$9792.00 Ex #:

05/29/2018 09:02:32 AM

Receipt #: 3413458

Requestor:

FIRST AMERICAN TITLE NCS

Recorded By: RNS Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN 177-29-406-001

**Recording Requested By:**  
**When Recorded Return to:**

LH Ventures, LLC  
250 Pilot Road, Suite 140  
Las Vegas, NV, 89119

**Mail Tax Bills to:**  
LH Ventures, LLC  
250 Pilot Road, Suite 140  
Las Vegas, NV, 89119

Order Number: NCS-886128-HHLV

Patent Number 27-2018-0013

(Title of Document) (for Recorder's use only)

**RECORDING COVER PAGE**

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WITHOUT LIABILITY

[Return to Property B](#)

INT MOT - 0101

20263

## APPENDIX B.1

N-94817

### The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

CFT LANDS, LLC

is entitled to a land patent pursuant to Section 203 of the Act of October 21, 1976 (43 U.S.C. 1713), as amended, and pursuant to Section 4(a) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343, *et seq.*, for the following described land:

Mount Diablo Meridian, Nevada

T. 22 S., R. 61 E.,  
sec. 29, N $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ .

The area described contains 5.00 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto CFT LANDS, LLC the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto CFT LANDS, LLC, its successors and assigns, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); and
2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove the minerals under applicable law and such regulations as the Secretary of the Interior may prescribe.

**27 - 2018 - 0013**

Patent Number \_\_\_\_\_

[Return to Property B](#)

INT MOT - 0102

20264



## APPENDIX B.1

N-94817

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### SUBJECT TO:

1. Valid existing rights;
2. Right-of-way N-43913 for telephone line purposes granted to Central Telephone Company d/b/a CenturyLink, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
3. Right-of-way N-65521 for road purposes granted to Clark County, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
4. Right-of-way N-65701 for natural gas pipeline purposes granted to Southwest Gas Corporation, its successors or assigns, pursuant to the Act of February 25, 1920 (30 U.S.C. 185 Sec. 28);
5. Right-of-way N-84463 for natural gas pipeline purposes granted to Southwest Gas Corporation, its successors or assigns, pursuant to the Act of February 25, 1920 (30 U.S.C. 185 Sec. 28);
6. Right-of-way N-92909 for CATV, telephone, and broadband conduit and wiring purposes granted to Cox Communications Inc., its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
7. Easement N-95077 for power distribution line purposes granted to Nevada Power Company d/b/a NV Energy, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
8. Easement N-95078 for power distribution line purposes granted to Nevada Power Company d/b/a NV Energy, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and
9. The west and north 30 feet of N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , sec. 29, T. 22 S., R. 61 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands, pursuant to the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343.

By accepting this patent, the patentee agrees to indemnify, defend and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the patentee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property.

**27 - 2018 - 0013**

Patent Number \_\_\_\_\_

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INT MOT - 0103

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## APPENDIX B.1

N-94817

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This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the uses and/or occupancy of the patented real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property, and may be enforced by the United States in a court of competent jurisdiction; and

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9620(h), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances have been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.



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

GIVEN under my hand, in RENO, NEVADA, the THIRD day of MAY in the year of our Lord TWO THOUSAND and EIGHTEEN and of the Independence of the United States the Two Hundred and Forty-Second.

By *Raul Morales* FOR  
Raul Morales  
Deputy State Director

Patent Number 87-2018-0013

[Return to Property B](#)

INT MOT - 0104

20266

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 177-29-406-001  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

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

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$ 1,920,000.00  
b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$ 1,920,000.00  
d) Real Property Transfer Tax Due: \$ 9,792.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: [Signature]

Capacity: Escrow Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: USA

Print Name: CFT Land LLC

Address: 1340 Financial Blvd.

Address: 250 Pilot Road, Suite 140

City: Reno

City: Las Vegas

State: NV Zip: 89502

State: NV Zip: 89119

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

Print Name: First American Title

File Number: Accommodation

Address: 2500 Paseo Verde Parkway #120

City: Henderson

State: NV Zip: 89074

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

[Return to Property B](#)

INT MOT - 0105

20267

## APPENDICES A.2 & B.2

A.P.N.: 177-29-403-001  
177-29-406-003  
177-29-406-004  
  
File No: NCS-1021447-HHLV (ad)  
  
R.P.T.T.: \$84,593.70

Inst #: 20210310-0004306  
Fees: \$42.00  
RPTT: \$84593.70 Ex #:  
03/10/2021 02:33:52 PM  
Receipt #: 4437171  
Requestor:  
First American Title Insu  
Recorded By: HAMMV Pgs: 5  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: ERECORD  
Ofc: ERECORD

When Recorded Mail To: Mail Tax Statements To:  
D.R. Horton, Inc.  
1081 Whitney Ranch Drive, Suite 141  
Henderson, NV 89014

### **GRANT, BARGAIN and SALE DEED**

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

CFT Lands, LLC, a Nevada limited liability company and LH Ventures, LLC, a Nevada limited liability company

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

D.R. Horton, Inc., a Delaware corporation

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

#### **PARCEL 1:**

**THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.**

#### **PARCEL 2:**

**THE EAST HALF (E 1/2 ) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) ALL IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.**

#### **PARCEL 3:**

**THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE**

[Return to Property A](#)

[Return to Property B](#)

INT MOT - 0106

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## APPENDICES A.2 & B.2

**SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

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

Date: 03/09/2021

ASSESSOR'S COPY

[Return to Property A](#)

[Return to Property B](#)

INT MOT - 0107

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## APPENDICES A.2 & B.2

CFT Lands, LLC, a Nevada limited liability company

By: Investment Manager, Inc., a Nevada corporation, its Manager

By:   
Name: Lawrence D. Canarelli  
Title: President

LH Ventures, a Nevada limited liability company

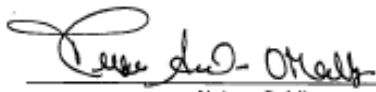
By: Investment Manager, Inc., a Nevada corporation, its Manager

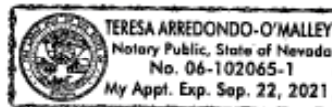
By:   
Name: Lawrence D. Canarelli  
Title: President

Lawrence

STATE OF **NEVADA** )  
 )  
COUNTY OF **CLARK** ) ss.

This instrument was acknowledged before me on March 9, 2021 by **Lawrence D. Canarelli, as President of Investment Manager, Inc., as Manager of CFT Lands, LLC.**

  
Notary Public  
(My commission expires: 09/22/2021)



Teresa Arredondo-O'Malley

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated March 9, 2021 under Escrow No. **NCS-1021447-HHLV**.

[Return to Property A](#)

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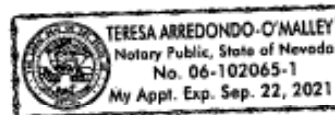
20270

## APPENDICES A.2 & B.2

STATE OF **NEVADA** )  
 )  
COUNTY OF **CLARK** ) **SS.**

This instrument was acknowledged before me on March 9, 2021 by  
**Lawrence D. Canarelli, as President of Investment Manager, Inc., as Manager of GFF**  
**lands, LLC, L4 ventures,**

*Teresa Arredondo-O'Malley*  
Notary Public  
(My commission expires: 09/22/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
March 9, 2021 under Escrow No. **NCS-1021447-HHLV**.

*Teresa Arredondo-O'Malley*

[Return to Property A](#)

[Return to Property B](#)

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## APPENDICES A.2 & B.2

### STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 177-29-403-001  
b) 177-29-406-003  
c) 177-29-406-004  
d) \_\_\_\_\_

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$16,586,568.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$16,586,568.00  
d) Real Property Transfer Tax Due \$84,593.70

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: \_\_\_\_\_

Capacity: Grantor

Signature: Adon

Capacity: Agent

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

Print Name: CFT Lands, LLC and LH Ventures, LLC

Address: 10801 West Charleston Boulevard,  
Suite 170

City: Las Vegas

State: NV Zip: 89135

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

Print Name: D.R. Horton, Inc.

Address: 1081 Whitney Ranch Drive,  
Suite 141

City: Henderson

State: NV Zip: 89014

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

First American Title Insurance  
Company National Commercial  
Print Name: Services

Address: 8311 W. Sunset Road, Suite 100

City: Las Vegas

File Number: NCS-1021447-HHLV ad/ ad

State: NV Zip: 89113

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

[Return to Property A](#)

[Return to Property B](#)

INT MOT - 0110

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## APPENDICES C.1, D.1, E.1, & F.1

N-94204

### The United States of America

To all to whom these presents shall come, Greeting:

#### WHEREAS

#### LEWIS INVESTMENT COMPANY OF NEVADA

is entitled to a land patent pursuant to Sections 203 and 209 of the Act of October 21, 1976 (43 U.S.C. 1713 and 1719, respectively), as amended, and pursuant to Section 4(a) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343, *et seq.*, for the following described land:

Mount Diablo Meridian, Nevada

T. 22 S., R. 60 E.,  
sec. 19, E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , and N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ .

Containing 47.50 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto LEWIS INVESTMENT COMPANY OF NEVADA the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto LEWIS INVESTMENT COMPANY OF NEVADA, its successors and assigns, forever.

#### EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); and
2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same under applicable law and regulations to be established by the Secretary of the Interior.

**27-2017-0018**

Patent Number \_\_\_\_\_

[Return to Property C](#)

[Return to Property D](#)

[Return to Property E](#)

[Return to Property F](#)

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## APPENDICES C.1, D.1, E.1, & F.1

N-94204

Page 2 of 3

### SUBJECT TO:

1. Valid existing rights;
2. Right-of-way N-77276 for underground water pipeline purposes granted to Las Vegas Valley Water District, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
3. Easement N-94383 for overhead distribution line purposes which has been granted to NV Power Company d/b/a NV Energy, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and
4. The east, south and west 30 feet of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; The north, east, south and west 30 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; The east and south 30 feet and the west 75 feet of the S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; The north 30 feet and west 75 feet of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; The east and south 30 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 23, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.

By accepting this patent, the patentee agrees to indemnify, defend and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the patentee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the uses and/or occupancy of the patented real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property, and may be enforced by the United States in a court of competent jurisdiction; and

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9620(h), as amended by

Patent Number **87-2017-0018**

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[Return to Property D](#)

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[Return to Property F](#)

INT MOT - 0112

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## APPENDICES C.1, D.1, E.1, & F.1

N-94204

Page 3 of 3

the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances have been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.



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

GIVEN under my hand, in RENO, NEVADA, the EIGHTEENTH day of JANUARY in the year of our Lord TWO THOUSAND and SEVENTEEN and of the Independence of the United States the Two Hundred and Forty-First.

By

Raul Morales  
Deputy State Director

Patent Number

87-2017-0018

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[Return to Property F](#)

INT MOT - 0113

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STATE OF NEVADA  
DECLARATION OF VALUE

APPENDICES C.1, D.1, E.1, & F.1

1. Assessor Parcel Number(s)

- a) PTN 176-19-401-016  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$14,200,000.00  
b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_)  
c) Transfer Tax Value: \$14,200,000.00  
d) Real Property Transfer Tax Due \$72,420.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_  
Capacity: \_\_\_\_\_

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

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

Print Name: Bureau of Land Management  
Southern Nevada District Las  
Vegas Field Office 4701 N. Torrey  
Address: Pines Drive  
City: Las Vegas  
State: NV Zip: 89130

Print Name: Lewis Investment  
Company of Nevada, LLC  
Address: 5240 S. Polaris Ave.  
City: Las Vegas  
State: NV Zip: 89118

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

First American Title Insurance  
Company National Commercial  
Print Name: Services File Number: NCS-772928-11-HHLV  
Address: 2500 Paseo Verde Parkway, #120  
City: Henderson State: NV Zip: 89074

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

[Return to Property C](#)

[Return to Property D](#)

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[Return to Property F](#)

INT MOT - 0114

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## APPENDICES C.2 & D.2

Inst #: 20211001-0002793

Fees: \$42.00

RPTT: \$100388.40 Ex #:

10/01/2021 01:24:02 PM

Receipt #: 4721588

Requestor:

First American Title Insu

Recorded By: ANI Pgs: 4

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN: 176-19-401-027 & -028

NCS - 1084097 & 1084097-A (AD)

RECORDING REQUESTED BY

First American Title Company

AND WHEN RECORDED RETURN TO and  
MAIL TAX STATEMENT TO:

CENTURY COMMUNITIES OF NEVADA, LLC

6345 S. Jones Boulevard, Suite 400

Las Vegas, NV 89118

Attn: Joe Genovese

*The undersigned hereby affirms that this document,  
including any exhibits, submitted for recording does not  
contain the social security number of any person  
or persons (Per NRS 239B.030)*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LEWIS INVESTMENT COMPANY OF NEVADA, LLC, a Delaware limited liability company, ("GRANTOR") does hereby GRANT, BARGAIN and SELL to CENTURY COMMUNITIES OF NEVADA, LLC, a Delaware limited liability company, ("GRANTEE"), the real property situated in the City of Las Vegas, County of Clark, State of Nevada, described in Exhibit "1" attached hereto and incorporated herein by this reference ("Property") together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging and in any way appertaining.

[Signature On Next Page]

## APPENDICES C.2 & D.2

[Signature Page – Grant Bargain Sale Deed]

Date: September 28, 2021

LEWIS INVESTMENT COMPANY OF NEVADA, LLC,  
a Delaware limited liability company

By: LEWIS MANAGEMENT CORP.,  
a Delaware corporation - Its Sole Manager

By: Robert E. Lewis  
Name: Robert E. Lewis  
By: Exec. VP/President Nevada Division

### ACKNOWLEDGMENT

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

State of Nevada  
County of Clark

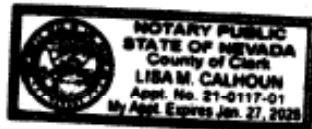
On 9-28-2021, before me, Lisa M. Calhoun, a Notary Public, personally appeared Robert E. Lewis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Lisa M. Calhoun  
Lisa M. Calhoun

[SEAL]



## APPENDICES C.2 & D.2

### Exhibit 1 to Grant, Bargain and Sale Deed

THE REAL PROPERTY IS SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

LOTS 3 AND 4 AS SHOWN BY MAP THEREOF ON FILE IN FILE 124 OF PARCEL MAPS, PAGE 90 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN(s): 176-19-401-027 AND 176-19-401-028

#### SAID GRANT BEING FURTHER SUBJECT TO:

1. Non-delinquent general and special real property taxes for the current fiscal year and all later years.
2. All assessments imposed by a duly empowered governmental entity, as of the date hereof.



## APPENDICES C.2 & D.2

### STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 176-19-401-027  
 b) 176-19-401-028  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property

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

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

3. a) Total Value/Sales Price of Property: \$19,684,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$19,684,000.00  
 d) Real Property Transfer Tax Due \$\$100,388.40

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Robert E. Lewis

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

Print Name: Lewis Investment Company of Nevada, LLC

Address: 5240 S. Polaris Avenue

City: Las Vegas

State: NV Zip: 89118

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

Print Name: Century Communities of Nevada, LLC

Address: 6345 South Jones Boulevard, Suite 400

City: Las Vegas

State: NV Zip: 89118

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

First American Title Insurance Company National Commercial

Print Name: Services

Address: 8311 W. Sunset Road, Suite 100

City: Las Vegas

File Number: NCS-1084097-A-HHLV ad/ad

State: NV Zip: 89113

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

[Return to Property C](#)

[Return to Property D](#)

INT MOT - 0118

20280