

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

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**AMENDED  
JOINT APPENDIX  
VOLUME 128, PART 20**

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*Attorneys for City of Las Vegas*

# EXHIBIT A

ROR024072

25481

THE JIMMERSON LAW FIRM, P.C.  
415 South Sixth Street, Suite 100, Las Vegas, Nevada 89101  
Telephone (702) 388-7171 • Facsimile (702) 387-1187

DECLARATION OF FRANK PANKRATZ

STATE OF NEVADA       )  
  ) ss:  
COUNTY OF CLARK     )

FRANK PANKRATZ, declares, alleges and states as follows:

1. I am the President of EHB Companies, LLC, who manages the Defendants Fore Stars, Ltd., 180 Land Co., LLC and Seventy Acres, LLC's in this matter. I have personal knowledge of all matters contained herein, and am competent to testify thereto, except for those matter stated on information and belief, and to those matters, I believe them to be true. I make this Declaration in support of ***Defendants Fore Stars, Ltd., 180 Land Co., LLC and Seventy Acres, LLC's Motion for Summary Judgment On Issue Of Alleged "Unlawfulness" Of Parcel Map(s).***

2. That I have reviewed the factual assertions made in the Introduction and the Statement of Relevant Facts, and can attest that they are true of my own personal knowledge, except when stated upon information and belief, and as for those matters, I believe them to be true. I hereby incorporate such factual statements herein as if set forth in full.

3. At the time of the acquisition of the membership interests in Fore Stars, Ltd. on or around March 2, 2015, Four Stars, Ltd. owned four (4) parcels as detailed within the Statement of Relevant Facts. One parcel, a tiny piece of .22 acres, remains owned by Fore Stars, Ltd., but was never part of any subsequent parcel map since its acquisition.



1           4. That the Statement of Relevant Facts as it relates to the June 18, 2015  
2 Parcel Map, which is the only Parcel Map of which Plaintiffs' complain in their Amended  
3 Complaint, is accurately described in the Statement of Relevant Facts.

4           5. I can further attest that the purpose for the Parcel Map was to carve out an  
5 approximately 70-acre parcel that was required by our bank to be pledged as collateral  
6 for refinancing our loan that was used to acquire this property in the first place.

7  
8           6. The three (3) parcels became four (4) parcels after the approval by the City  
9 of Las Vegas of our Parcel Map, as described in paragraph 2 in the Statement of Relevant  
10 Facts, which is incorporated by reference as if fully stated herein.

11           7. The description of the process of submitting and getting approval of the  
12 Parcel Map as set forth in the Motion is true and correct, and known by me personally, as  
13 I was responsible for working with our professionally engineering and land surveying  
14 company, GCW Engineering, and its Director, Paul Burn, and the City of Las Vegas  
15 Planning Department, and the City Land Surveyor, Mr. Alan Riecki. That is also true with  
16 regard to the other Parcel Maps submitted by companies managed by EHB Companies,  
17 LLC, after June, 2015, each of which were approved and released for recordation by the  
18 City of Las Vegas and its various departments and other governmental agencies as being  
19 legal and appropriate.  
20

21  
22           8. The parcel maps attached to the Motion are true and correct copies of those  
23 submitted to, and approved by, the City of Las Vegas and its 19 departments and/or  
24 agencies, and the the visual depictions of the parcel maps attached to the Motion are true  
25 and correct depictions of the lots that existed before and after the approval of each of the  
26 parcel maps.  
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1           9.     At no time did Developer Defendants submit parcel maps to "evade" state  
2 or city requirements or to avoid public hearing. We have had multiple public hearings on  
3 development plans, as well as multiple private meetings with the homeowners in the  
4 adjacent common interest community, including with some of the Plaintiffs. We have  
5 been transparent and have at all times followed the law and its requirements with respect  
6 to the filing of our maps.  
7

8           10.    The description in the Statement of Relevant Facts regarding the  
9 preparation of the maps is true and accurate to the best of my knowledge.  
10

11           11.    Fore Stars, Ltd. transferred three (3) parcels of the four (4) that were created  
12 by the initial Parcel Map in June, 2015, one parcel of 70.52 acres to "Seventy Acres, LLC"  
13 and the other two (2) to 180 Land Co., LLC.  
14

15           12.    In November, 2015, after several months of meetings with adjacent  
16 Queensridge homeowners regarding potential development of some or all of the land now  
17 owned by Fore Stars, Ltd., Seventy Acres, LLC and/or 180 Land Co, LLC, Seventy Acres  
18 recorded a parcel map to take its 70.52 acre parcel and divide it into two (2) lots, one of  
19 17.49 acres, as described at paragraph 3 in the Statement of Relevant Facts. This parcel  
20 map was undertaken by a different company, Seventy Acres, LLC, a separate company  
21 from Fore Stars, Ltd, who had filed the original parcel map that was recorded in June,  
22 2015. This land was parcelized in order to allow the company to build what was originally  
23 contemplated to be 720 multi-family units on 17.49 acres, but which was ultimately  
24 recommended by the City Staff, and by the City Planning Commission, and approved by  
25 the City Council in or around February, 2017 for 435 multi-family units.  
26  
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28

1 13. An application to develop land must pertain to a single parcel, and not  
2 merely a portion of a parcel, and thus boundary lines need to be created by a parcel map  
3 before a tentative map or a Site Development Review, or other document, can be filed to  
4 develop a portion of the land.

5 14. As it relates to the new parcels that were created by the approved parcel  
6 maps, prior to proceeding for development, each of these parcels would require further  
7 mapping or action, i.e. tentative maps, Site Development Review plans (SDR), or the like.  
8 At the time those are submitted for consideration, public notice would be given. Indeed,  
9 that is exactly what occurred. There has been no "complicity," "collusion," "conspiracy,"  
10 or "circumvention" by Fore Stars, Ltd., 180 Land Co, LLC or Seventy Acres, LLC.  
11

12 15. The Court can take judicial notice that the City Council's approval of the 435  
13 multi-family units on 17.49 acres only occurred with Seventy Acres, LLC having submitted  
14 a request for a General Plan amendment (GPA-62387) on the 17.49 acres, a Rezoning  
15 Application (ZON-62392) on the 17.49 acres and a Site Development Review (SDR-  
16 62393) which were publically noticed and set for hearing before the Planning Commission  
17 on November 15, 2015, January 12, 2016, March , 2016, April 12, 2016, May 10, 2016,  
18 July 5, 2016, July 12, 2016 and October 12, 2016, and approved in February, 2017 by  
19 the City Council of the City of Las Vegas. The continuances were largely a result of the  
20 City asking us to continue to meet and negotiate with the surrounding homeowners, which  
21 we did.  
22

23 16. The developer's desire to begin its project on the 17.49 acres, and not the  
24 entire 250 acres, was initially rejected by the City of Las Vegas. The City of Las Vegas  
25 instead demanded Fore Stars, Ltd., Seventy Acres, LLC and 180 Land Co., LLC to come  
26  
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1 forward jointly and make a proposal for a "global project" and development plan from  
2 these three (3) separate and distinct companies, for all of its separately owned property,  
3 before the City would approve the original develop plan for the 17.49 acres by Seventy  
4 Acres. Only in February, 2017, did the City relent and approve development on the 17.49  
5 acres, but only for a substantially reduced density of 435 residential, multi-family units.

6  
7 17. As the development plans changed to meet the requirements of the City  
8 and the requests of the homeowners in the adjacent common interest community known  
9 as Queensridge, the creation of two parcels from the 53.03 acre parcel was necessary  
10 because a portion was the subject of an application for multi-family zoning, and another  
11 portion was the subject of an application for single family zoning, and the City does not  
12 allow different zonings in the same parcel. Thus, PM 121-12 (referenced as Parcel Map  
13 63468 by Doug Rankin) was filed on March 15, 2016 by Seventy Acres, LLC, which  
14 resulted in the above 3.b.'s 53.03 acre parcel becoming two parcels as outlined in  
15 paragraph 4 in the Statement of Relevant Facts.  
16

17 18. When the various applications continued to meet stiff opposition at the  
18 multiple public hearings and meetings, 180 Land Co contemplated a development plan  
19 that was consistent with their existing zoning and generally compatible with the adjacent  
20 properties. PM-121-100 (referenced as Parcel Map 64285 by Doug Rankin) was  
21 recorded on January 24, 2017, by 180 Land Co., resulting in a 166.99 acre parcel  
22 becoming four parcels in preparation for future tentative maps, with the intention of initially  
23 seeking approval to build 61 lots on the 34.07 acre parcel, and to subsequently submit  
24 applications for tentative maps on the other three parcels. That application has been  
25  
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recommended by City staff and by the Planning Commission, and pends before the Las Vegas City Council.

19. I have been involved in development of real estate for many years. I am familiar with the City of Las Vegas' requirements for the preparation and filing of parcel maps, tentative maps, site development reviews, general plan amendments, development agreements and the like, and when each are necessary to be used. The allegations by the Plaintiffs are without merit because the Defendants' use of a parcel map on June 18, 2015 was not only correct and lawful, but was required by statute and by the City of Las Vegas. The City is the exclusive decision-maker in approving parcel maps, tentative/final maps, and reversionary maps.

20. I can also attest that an applicant submits more than a dozen copies of its parcel map with each application, which is reviewed by more than a dozen different City departments, positions, and/or governmental agencies, before being approved. As attested to in the depositions of Tom Perrigo, City Planning Department Director, Peter Lowenstein, City of Las Vegas Planning Manager, Alan Riecki, the City Surveyor for the City of Las Vegas, and Doug Rankin, a former Planning Manager in the City of Las Vegas Planning Department and witness for the Plaintiffs, to the best of my knowledge, each of these witnesses testified that the parcel map application submitted by Defendants was done in good faith, and most importantly, that it is the City of Las Vegas alone, and not the applicant, that solely makes the decision regarding approving the parcel map and releasing it for recordation with the Clark County Recorder's Office. The applicant has no control over the City's approval process, as both the process to be followed, the type of maps to be used, and the decision to approve or not approve

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1 is left entirely to the City of Las Vegas. We simply follow the requirements within the  
2 code and statute, which dictate that when dividing a parcel into four or less lots, a parcel  
3 map shall be used.

4 21. It is noteworthy that the Plaintiff's witness, Doug Rankin, was an employee  
5 of the Planning Department at the time the June 18, 2015 Parcel Map application was  
6 filed and approved. He did not, to my knowledge, object to that parcel map application  
7 as being improper in any way. Mr. Rankin testified that he, himself, did not believe the  
8 City did anything to hurt the Plaintiffs or benefit the Defendants. Indeed, there is no  
9 evidence from the record that I have reviewed that Mr. Rankin ever objected,  
10 individually or on behalf of the City Planning Department, at the time the application  
11 was filed, as being improper or in contravention of Nevada law. In fact, Mr. Rankin was  
12 also the one who, at the September 2015 Planning Commission Meeting, which I  
13 attended, presented and proposed the amendment to the 2020 Master Plan which  
14 Plaintiffs complain of in their Amended Complaint.  
15

16 22. The parcel map submitted by the respective individual landowner, whether  
17 it be Fore Stars originally, or Seventy Acres or 180 Land Co thereafter, have never  
18 engaged in "four by fouring" or "serial mapping," or acted in any manner with an intent  
19 to evade public notice requirements regarding its maps. Mr. Riecki, City Surveyor,  
20 testified in his deposition with respect to the parcel map(s) that there was no  
21 "complicity," or "conspiracy" or "collusion" or "circumvention," and, further, as a matter  
22 of law, the application and use of a parcel map was entirely lawful and proper. Tom  
23 Perrigo, Peter Lowenstein and Doug Rankin, likewise, denied there was any such  
24 complicity," or "conspiracy" or "collusion" or "circumvention." I also attest to the same.  
25  
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23. The presence of this lawsuit for these last 18 months—over one parcel map filed two (2) years ago—has caused irreparable harm and substantial financial damages to Fore Stars, Ltd., Seventy Acres, LLC and 180 Land Co, LLC, amongst others. We respectfully request that the Motion for Summary Judgment be granted.

I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

  
FRANK PANKRATZ



# EXHIBIT B

ROR024081

**25490**

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**DECLARATION OF JAMES J. JIMMERSON, ESQ.**

STATE OF NEVADA        )  
                                  ) ss:  
COUNTY OF CLARK        )

JAMES J. JIMMERSON, ESQ., under penalty of perjury, does hereby declare:

1. I am an attorney duly licensed to practice law in the State of Nevada and am a Senior Shareholder of THE JIMMERSON LAW FIRM, P.C. I am counsel for Defendants *Fore Stars, Ltd., 180 Land Co., LLC and Seventy Acres, LLC*. I have personal knowledge of all matters contained herein, and am competent to testify thereto, except for those matter stated on information and belief, and to those matters, I believe them to be true. I make this Declaration in support of *Defendants Fore Stars, Ltd., 180 Land Co., LLC and Seventy Acres, LLC's Motion for Summary Judgment On Issue Of Alleged "Unlawfulness" Of Parcel Map(s)*

2. That I have personally attended the depositions that are referenced within *Defendants Fore Stars, Ltd., 180 Land Co., LLC and Seventy Acres, LLC's Motion for Summary Judgment On Issue Of Alleged "Unlawfulness" Of Parcel Map(s)* I can attest that the deposition excerpts that are cited within *Defendants Fore Stars, Ltd., 180 Land Co., LLC and Seventy Acres, LLC's Motion for Summary Judgment On Issue Of Alleged "Unlawfulness" Of Parcel Map(s)* are true and correct copies of the deposition pages that exist in the Transcripts of the depositions taken by the parties, produced by Envision, the Court Reporting company that undertook the Court Reporting work.

3. That the footnotes within *Defendants Fore Stars, Ltd., 180 Land Co., LLC and Seventy Acres, LLC's Motion for Summary Judgment On Issue Of Alleged "Unlawfulness" Of Parcel Map(s)* commencing at page 6 and continuing throughout the Motion are true and correct citation to the deposition excerpts cited, which are a true and correct recitation of the words of the

1 particular witness. That, as a matter of convenience and brevity to the parties and the Court, the  
2 undersigned has not file-stamped the entirety of the deposition transcript for each witness, but  
3 instead has attached excerpts of the deposition testimony of the witness to highlight or confirm the  
4 facts being stated, without further burdening the Court with the entire deposition. The excerpts are  
5 from true and authentic copies of the pages from the deposition cited. However, the entire  
6 transcripts can be provided to the Court, should the Court and parties require the same.

7  
8 4. That the other exhibits that are referenced within the *Defendants Fore Stars, Ltd.,*  
9 *180 Land Co., LLC and Seventy Acres, LLC's Motion for Summary Judgment On Issue Of Alleged*  
10 *"Unlawfulness" Of Parcel Map(s)*, including, for example, the Parcel Maps approved by the City  
11 of Las Vegas and recorded by the Clark County Recorder's Office, which are attached to the  
12 Motion, are true and correct copies of those documents actually approved and recorded, and kept  
13 in the ordinary course of business, and that the colored visual depictions of the parcel maps  
14 submitted by Defendants in depositions and in this Motion are accurate in depicting the change  
15 created by the parcel maps, each of which divided the land into four or fewer lots. I can also attest  
16 that the excerpts from NRS 278 are true and correct excerpts from the statutes as they exist,  
17 including NRS 278.461 and NRS 278.4925.

18  
19 5. That the excerpts regarding Badlands abeyance timeline and the depiction of the  
20 same downloaded from the City of Las Vegas' "Badlands" website, is offered to provide the Court  
21 a true and accurate understanding of the timeline as described within the Motion.

22  
23 6. That, to the best of my knowledge and belief, the Tentative Map in Footnote 15 is  
24 a true and correct copy of that which was actually submitted, and that reference to the City of Las  
25 Vegas website and its content is true and correct regarding mapping. Also, references to the City  
26

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of Las Vegas Unified Development Code, including title 19, specifically 19.16.040 and 19.16.050  
are true and correct to the best of my knowledge.

7. That Defendants Fore Stars, Ltd., 180 Land Co., LLC and Seventy Acres, LLC  
respectfully request that their *Motion for Summary Judgment On Issue Of Alleged "Unlawfulness"*  
*Of Parcel Map(s)* be granted for the reasons set forth in the Motion.

I declare under penalty of perjury under the law of the State of Nevada that the foregoing  
is true and correct.

  
JAMES J. JIMMERSON, ESQ.

# EXHIBIT C

ROR024085

**25494**

Declaration

My name is Paul Burn, and I am a Professional Land Surveyor licensed in Nevada since January 3, 1995. I am also licensed in Colorado and California. I am a resident of Las Vegas, in Clark County, Nevada, and am employed as a Vice President, and Survey Director, at GCW, Inc., 1555 South Rainbow Blvd., Las Vegas, NV 89146. I am the responsible charge Surveyor for the Parcel Map surveyed, produced, and recorded for Fore Stars, Ltd. in 2015 (PMP-59572). It is but one of more than a thousand Parcel Maps that I have been responsible for in my 38 years in the Land Surveying profession. The entire process adhered to state and local laws and rules, as do all my surveys. Included in my certificate on the cover sheet of the map filed in File 120 at Page 0049 of Parcel Maps on file at the Clark County, Nevada Recorder's Office, on June 18, 2015, is a statement that reads "This plat complies with the applicable state statutes and any local ordinances in effect on the date that the governing body gave its final approval". This statement remains true today. As the position of responsible charge requires, I supervised all phases of the map's creation, from field survey through to recording. I have affixed my stamp and signed it in the Surveyor's Certificate on the face of Page 1 of the map.

I read the First Amended Complaint of Case No. A-15-729053-B, particularly the "First Cause of Action, Breach of NRS Chapter 278 & LVMC 19.18.070". I have followed the law in this map. Since the dividing of the land was into four lots, a Parcel Map is the appropriate mapping application, as provided in NRS 278.461. My use of Parcel Mapping is never used to circumvent, evade, or not comply with the provisions of NRS, nor any Tentative Map/Final Map provisions. Since the desired four lots is not a Subdivision as defined in NRS 278.320 (1), it is a Parcel Map, not a Final Map. This map, when drafted after field survey, was submitted to the City of Las Vegas for review and comment from all pertinent departments, which is the proper procedure for Parcel Maps within the City limits. The city created their Conditions of Approval, which were then assembled and sent to me. After all mapping conditions were complied with, a Mylar (recordable) set was delivered to the City for the appropriate signatures of approval. When that was completed and returned to me, the map was recorded. At that moment, the lots defined in the map became legal and viable.

  
Paul Burn

5-24-17  
Date

Attachment: Exhibit A

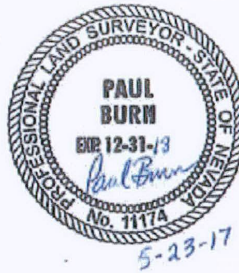
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ROR024086

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Exhibit A

Signed and sealed by my stamp below, as authorized by the Nevada State Board of Professional Engineers and Professional Land Surveyors.



FORE002892

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25496



## ***CURRICULUM VITAE***

**Paul Burn, PLS, WRS**  
**Vice President**  
**Director, Survey Division**

1555 South Rainbow Blvd.  
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(702) 804-2060

### **EDUCATION**

AAS/1985/Surveying, Red Rocks College, CO  
Pre- and Postgraduate studies:  
Catawba College, Salisbury, NC  
Glassboro State College (now Rowan  
University), Glassboro, NJ

### **REGISTRATIONS**

Professional Land Surveyor (PLS),  
Nevada 11174(1995),  
California 6464(1990),  
Colorado 24301(1986)

Water Right Surveyor (WRS), NV 1121

### **AFFILIATIONS**

Nevada Association of Land Surveyors, Southern  
Nevada Chapter (Former President)  
Nevada Association of Land Surveyors, Former  
State Representative  
National Society of Professional Surveyors,  
Nevada Director (since 2004)  
California Land Surveyors Association

### **DEPOSITIONS/TRIALS/ARBITRATIONS**

#### **JMD Development**

Deposition Date: Approximately 2005/2006. It was between JMD and Horizon Surveys, where I was formerly employed. I was a very minor player in it, and my deposition was 30 minutes or less, but contention was based on a radius map.

#### **Grigoriev adv. Quagliana**

Jolley Urga Wirth Woodbury & Standish (Client)  
Mr. Chris Rose, Esq.  
3800 Howard Hughes Parkway  
16th Floor  
Las Vegas, NV 89169

Project Opened: 04/12/2007  
Deposition Date: 12/04/2007

Task included boundary and building location and deposition to settle boundary dispute. I am expert witness; trial has been delayed several times, have been deposed.

#### **Trump – Tower I**

The Trump Organization  
Mr. Brian K. Baudreau  
3128 Las Vegas Blvd. South  
Las Vegas, NV 89109

Project Opened: 05/06/2009  
Deposition Date: 05/13/2009  
Attorneys: Snell & Wilmer LLP.

Legal support. Condominium addressing/mapping issues.

#### **Wynn Design & Development**

Attorneys: Schreck Brignone (now Brownstein Hyatt Farber Schreck,LLP) Approximate Date: 2004-2005

Expert witness in case where 10 private property owners sued Wynn for view easements, ingress/egress to their property, access to golf course, boundary dispute.

FORE002301

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**25497**

## **CURRICULUM VITAE**

### **Cosmopolitan Resort**

Mr. Anthony Pearl, Gen. Counsel  
Attorneys: Snell & Wilmer L.L.P.

Served as witness, or consultant, in three arbitration cases. Most were focused on material change issues; tentative map to final map.

March-April 2011: Bang v. NP1

May 2011: Wong v. NP1

June 2011: Gitlin v. NP1

### **EXPERIENCE:**

Mr. Burn has 38 years of experience as a registered professional land surveyor and supervisor. He has extensive mapping knowledge, familiarity with local conditions, and expertise in a vast array of development conditions. Mr. Burn began his career in the deserts of New Mexico with the BLM, progressed through easement and right-of-way involvement with major utilities in Colorado, encompassed significant capital improvement projects with the City of Thornton, Colorado where he functioned as chief of parties and assistant city surveyor, and now entails diverse responsibilities as Director of Surveying for GCW, Inc. His experience has ranged from small 40-acre tracts, through the vast aerial control project for the design and implementation of the central sewer and water system covering the entire city of Rosamond, California, to the 5,000 acre boundary of BLM land south of Las Vegas. He has directed boundary, topographic, and construction surveys successfully in the desert and mountain environs. Mr. Burn has extensive experience in mapping, including parcel-maps, final maps, records of survey, ALTA/NSPS maps, and condominiums.

Participation in numerous professional and civic organizations enables Mr. Burn to stay abreast of industry changes at both local and national levels. He is a past president of the Southern Nevada chapter of the Nevada Association of Land Surveyors (NALS) and served for 3 years on the executive board of the state body. He has attended, participated in, and provided instruction through several seminars and workshops in various states for NALS and others. He has also served as an expert witness, participating in several depositions and cases. Currently, Mr. Burn writes a column for the quarterly publication, Nevada Traverse, as the Nevada representative to the National Society of Professional Surveyors (NSPS).

Mr. Burn's recent experience includes the following:

**Station Casinos Resort Properties ALTA Surveys - Phase 1:** GCW was contracted to complete ALTA/NSPS surveys on various resort properties located throughout Southern Nevada. Land surveying services were provided to resolve boundaries, plot easements, and locate all permanent physical features and utilities for each property. Phase 1 of the work includes approximately 81 parcels. Initial survey production was on schedule and within budget. Mr. Burn was in responsible charge of administration of survey crews and supervisory personnel on project. He provided contract negotiation, conflict resolution, and quality assurance. Responsible charge of all mapping.

**CC 215 South and West Bruce Woodbury Beltway, Rainbow Boulevard to Hualapai Way (Section 7B, 8, & 9):** Construction staking of 3 beltway segments and the Flamingo Road grade

separation including storm drainage channels, Durango Drive and Buffalo Road embankments, Beltway frontage roads, Flamingo Road street and utility improvements, Sunset Road and Russell Road ramps and utility improvements, Tropicana Avenue improvements, Beltway A-line and access ramps, Fort Apache Road bridge at Peace Way, and the Flamingo Road bridge. Set alignment and provided boundary survey, set up with Public Land Survey System, and provided Record of Survey. Construction staking contract value for the combined three sections plus the Flamingo Bridge was \$2.3 million. Mr. Burn was in responsible charge of administration of field crew and supervisory personnel on the project. He provided contract negotiation, conflict resolution, and quality assurance.

**Anthem Boundary Survey:** Multiple boundary surveys of more than 5,065 acres in 2 townships to

FORE002302

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25498

## **CURRICULUM VITAE**

complete resurvey and breakdown of more than 1-1/2 townships unsurveyed since the 1800s. Research and mapping included all constraints that burden the property and records of survey depicting the setting of more than 200 monuments. Coordinated with BLM state and local offices, Clark County School District, and US Fish & Wildlife to resolve the adjacent wilderness study area boundary. Assisted BLM surveyors with 2 separate resurveys to facilitate additional breakdown of government lots. Determined sectional locations and monumented more than 100 corners. Filed records of survey. Topography of more than 2,500 acres. Mr. Burn was project manager throughout this project in responsible charge for all phases of field and office effort. Directed as many as six crews in monument search and recovery, and reestablishment of PLSS corners. Signed and sealed all maps. Survey contract value was \$150,000.

**CC 215 North Bruce Woodbury Beltway, Decatur Boulevard to North 5th Street:** Construction staking of the beltway A-line and frontage roadways including all adjacent access ramps, and layout for all phases of the bridge construction for Aliante Parkway over I-215, including the temporary Aliante detour. Construction staking for sewer and water installation and relocation and for all drain pipe, inlets, box culverts, channels and drainage structures. Additional staking for all traffic signals, overhead sign structures and pavement markings.

**Hughes Commercial Centers:** Concurrently produce 52 ALTA/ACSM surveys on commercial properties in the two centers. Phase one deadline was six weeks; project total length with additional requirements, 8 months. Surveying contract value was \$118,000. Mr. Burn directed all phases of field and office effort. Provided liaison with client, seller, title companies, and a multitude of attorneys.

**Desert Inn Resort and Golf Course ALTA Survey:** Provided ALTA, boundary surveys, and topographic data for the Desert Inn Hotel. Property bounded by Las Vegas Boulevard, Desert Inn Arterial, Paradise Road, and Sands Avenue. Property history includes more than 50 parcels with 148 title report Schedule B exceptions. Survey contract value was \$50,000. Mr. Burn directed all phases of field and office effort. Assisted client in survey matters including boundary and easement issues and rendered final decisions on all conflicts. Signed and sealed map.

**Summerlin South:** Resurvey of public land survey to re-establish section monumentation, providing perimeter boundary. Scope of work included the determination of sectional monuments on 6 sections south of Charleston Boulevard to determine final boundary. Filed Record of Survey. Mr. Burn directed all phases of field and office survey effort. Resolved conflicts. Directed preparation of record of survey for monuments used and set.

**Summerlin West Boundary Survey:** Boundary determination of Summerlin area to be annexed to CLV, and Red Rock Conservation area. Perimeter extends from Charleston Boulevard to Cheyenne Avenue, and from Western Beltway to BLM property at Red Rock. Executed topographic surveys in many areas of the approximately 12-square mile area. Filed Record of Survey for monuments found and set. Mr. Burn was in responsible charge of all phases of field and office effort. Directed as many as six crews in monument search and recovery, and reestablishment of PLSS corners. Signed and sealed all maps.

**Charleston Overlay:** Project required the establishment of land lines, land corners, centerline, and right-of-way alignment of approximately six miles along Charleston Boulevard from Commerce Avenue to Nellis Boulevard including the production of right-of-way maps and horizontal control plans. Mr. Burn, while a partner in his own firm, performed as project surveyor for NDOT, and was responsible for all phases of the survey work and ensuring the timely completion of all tasks.

**LVCVA Master Plan Enhancement Program Surveys:** As principal land surveyor and partner in his own firm, Mr. Burn provided survey services for the Central and South Hall Improvements and Renovations as part of the LVCVA's \$890 million master plan enhancement program. Primary elements of the project include adding meeting rooms to support the facility's South Hall exhibition space, and renovating and upgrading the existing Grand Concourse and Central Hall. Other projects in the program include improving access to and from the facility, relocating underground storm drains and utilities, construction of an enclosed connector between the convention center and the Las Vegas Monorail station, a Las Vegas Metropolitan Police Department substation, a Clark County Fire Department Station and a customer service support center. As part of the convention center major renovations, 3 firms collaborated to provide surveying services within a 3-month window. The project was recognized in POB

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25499

## ***CURRICULUM VITAE***

Magazine's annual national "Highlights in Surveying" 2008 contest (2nd Place) for the documentation of existing conditions and delivery of accurate 2D and 3D plans and models. Mr. Burn provided new interrelated data about existing convention center structures and grounds. He also supported project coordination of the boundary and control aspects with the other 2 firms.

**Trump Tower I:** Mr. Burn was principal land surveyor for this project, preparing and recording a commercial final map for the Trump Towers. Prior to returning to GCW, his research and mapping on this

project included boundary verification, exhibits, and the Condominium Final Map for Tower I.

**Cosmopolitan Surveys:** GCW assumed responsibility for this project to perform major mapping services necessary for the advancement of the resort property development and continue on schedule with the planned opening. Tasks included 3 final maps, 2 records of survey, and numerous legal descriptions/documentation. GCW crews also performed on-site field surveys in support of the project. Mr. Burn was principal land surveyor for this project.

FORE002304

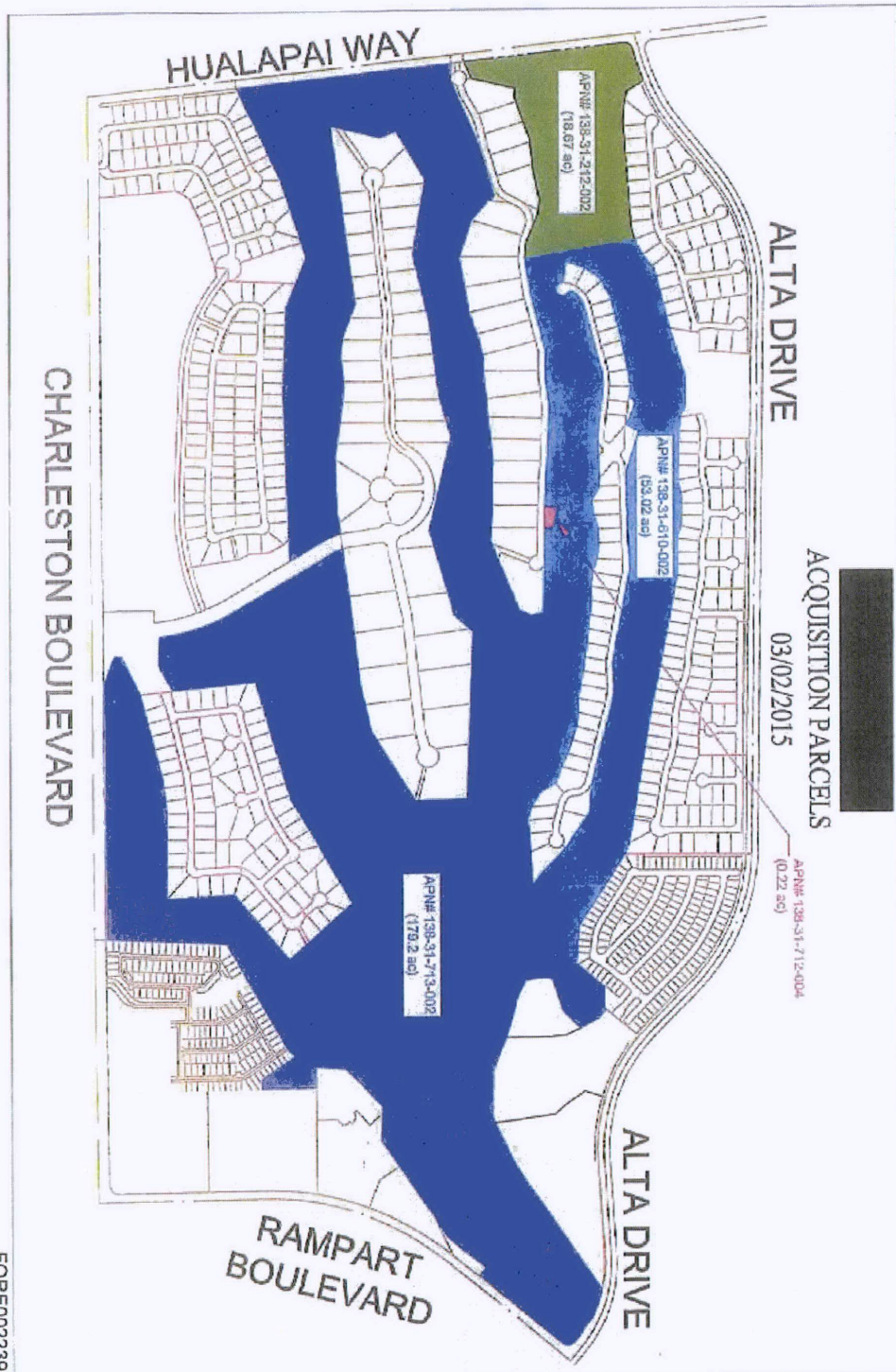
ROR024091

**25500**

# EXHIBIT D

ROR024092

**25501**



FORE002239

ROR024093

25502

# EXHIBIT E

ROR024094

**25503**



A MERGER AND RE-SUBDIVISION OF A PORTION OF LOTS 4 AND 5 AS SHOWN IN BOOK 77, PAGE 23 OF PLATS, TOGETHER WITH LOT 21 AS SHOWN IN BOOK 83, PAGE 61 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN SECTION 31 AND THE WEST HALF (1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.L.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

[illegible]

FOR: STATE LTD. A MEMBER UNITED LIABILITY COMPANY

BY: James Anderson

ALL MANAGED

DATE 10/2/83

STATE OF NEW YORK }  
COUNTY OF CLARK } ss  
THIS INSTRUMENT WAS RECORDED BEFORE ME ON JUNE 15, 2015.  
BY FRANK PAKULETZ AS WITNESS  
OF FORD STARS, LTD., A NEWARK LIMITED LIABILITY COMPANY.

Ernestine Callahan  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 3-12-2011



Appointment No 07-2542-1

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

[illegible]

PAUL BURNS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 11174



## SEE SHEET 2

SOUTH OF 41<sup>ST</sup> WEST, BEING THE BEGINNING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, N.M.P., AS SHOWN IN BOOK 77, PAGE 23 OF PLATS ON FILE AT COUNTY, NEVADA RECORDERS OFFICE.

1. THESE PARCELS CURRENTLY HAVE WATER SERVICE AND A WATER COMMITMENT IS NOT GRANTED, METED, OR GUARANTEED BY THE APPROVAL OF THIS MAP.
2. ALL LOTS CREATED PER THIS PAVEMENT MAP ARE CURRENTLY BEING SERVICED, BUT SHOULD THE LAND USE OR OWNERSHIP CHANGE ON ANY LOT, A NEW AND SEPARATE WATER SERVICE WILL BE REQUIRED FOR THAT LOT.

**SHEET 1 OF 1**

ALAN R. ROSEN  
CITY OF LAS VEGAS DIVISION  
ATMATIC NUMBER 12469

6-17-05  
DA III

ALAN R. ROSEN, CLERK OF THE CITY OF LAS VEGAS, DO HEREBY  
CERTIFY THAT ALAN ROSEN, HUSBAND, HAS SIGNED THIS CHECK AND ALL  
TECHNICAL CORRECTIONS.



24912

Donald A. Harbo  
Director of Planning  
City of Las Vegas, Nevada

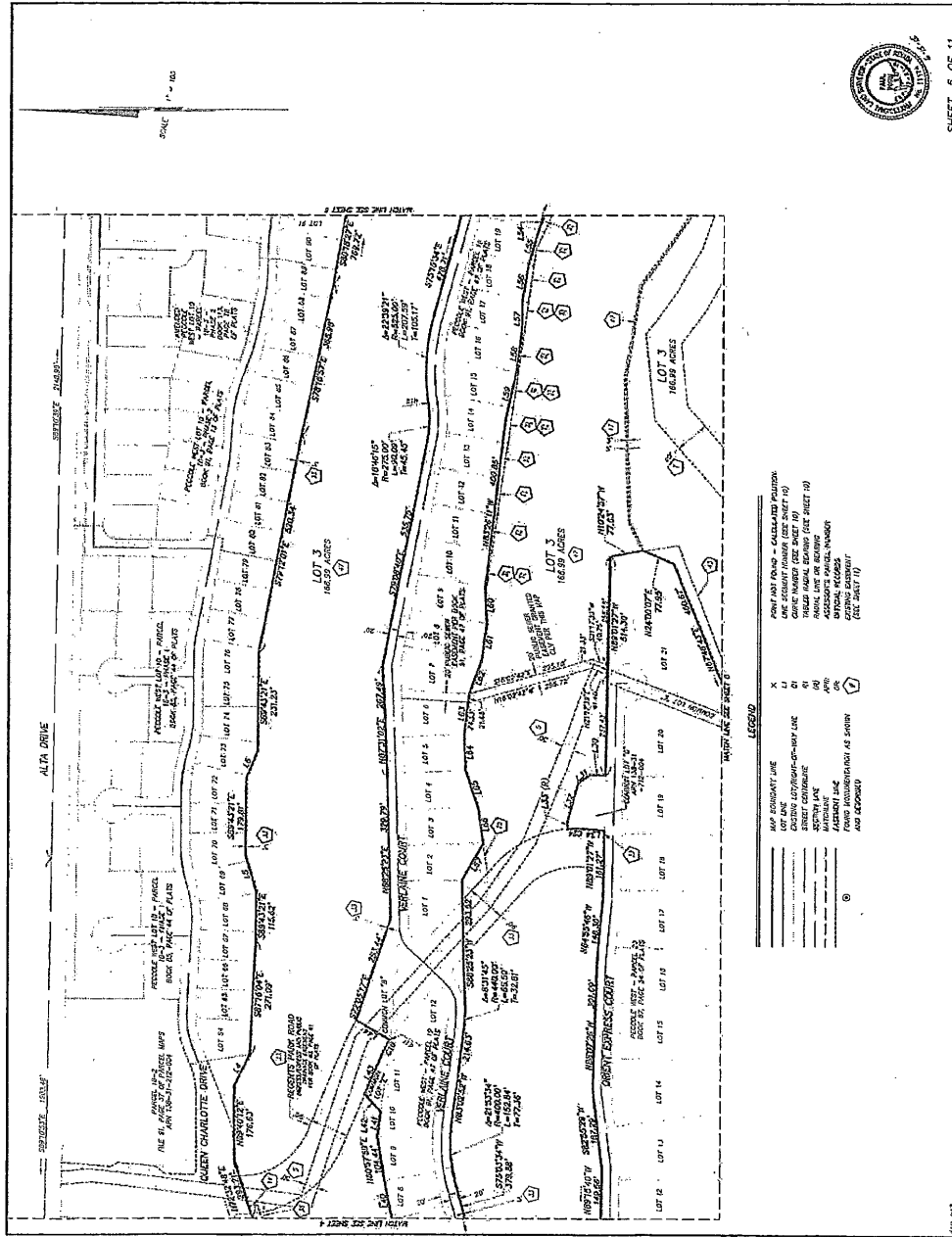
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE FORWARDED AND MAY BE OBTAINED BY REFERENCE TO THE COUNTY REDEVELOPMENT MAP INDEX, N.E.S. 272.0695

[illegible]









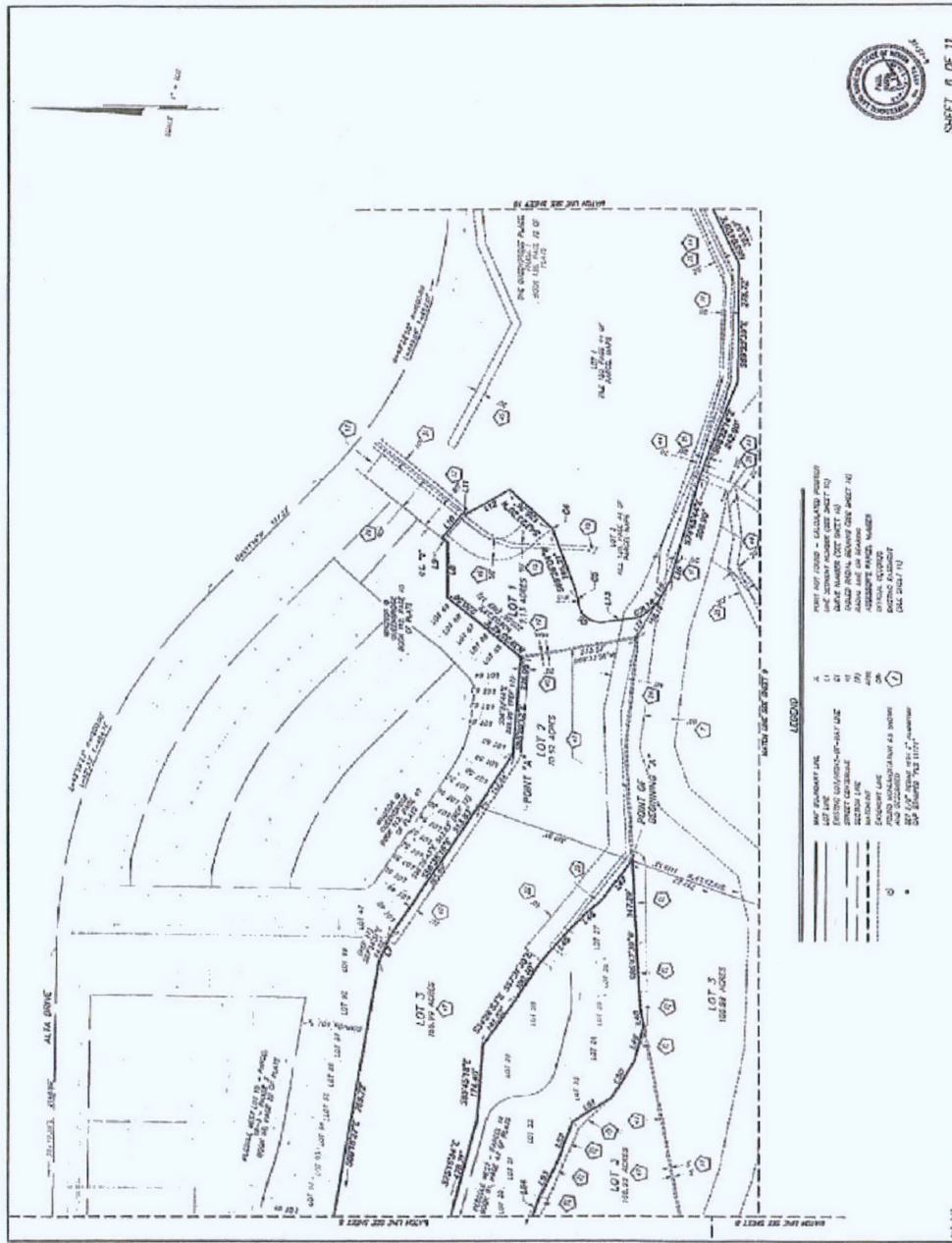
SHEET 5 OF 11

FILE 130 PAGE 0019

FORE002634

ROR024099

25508



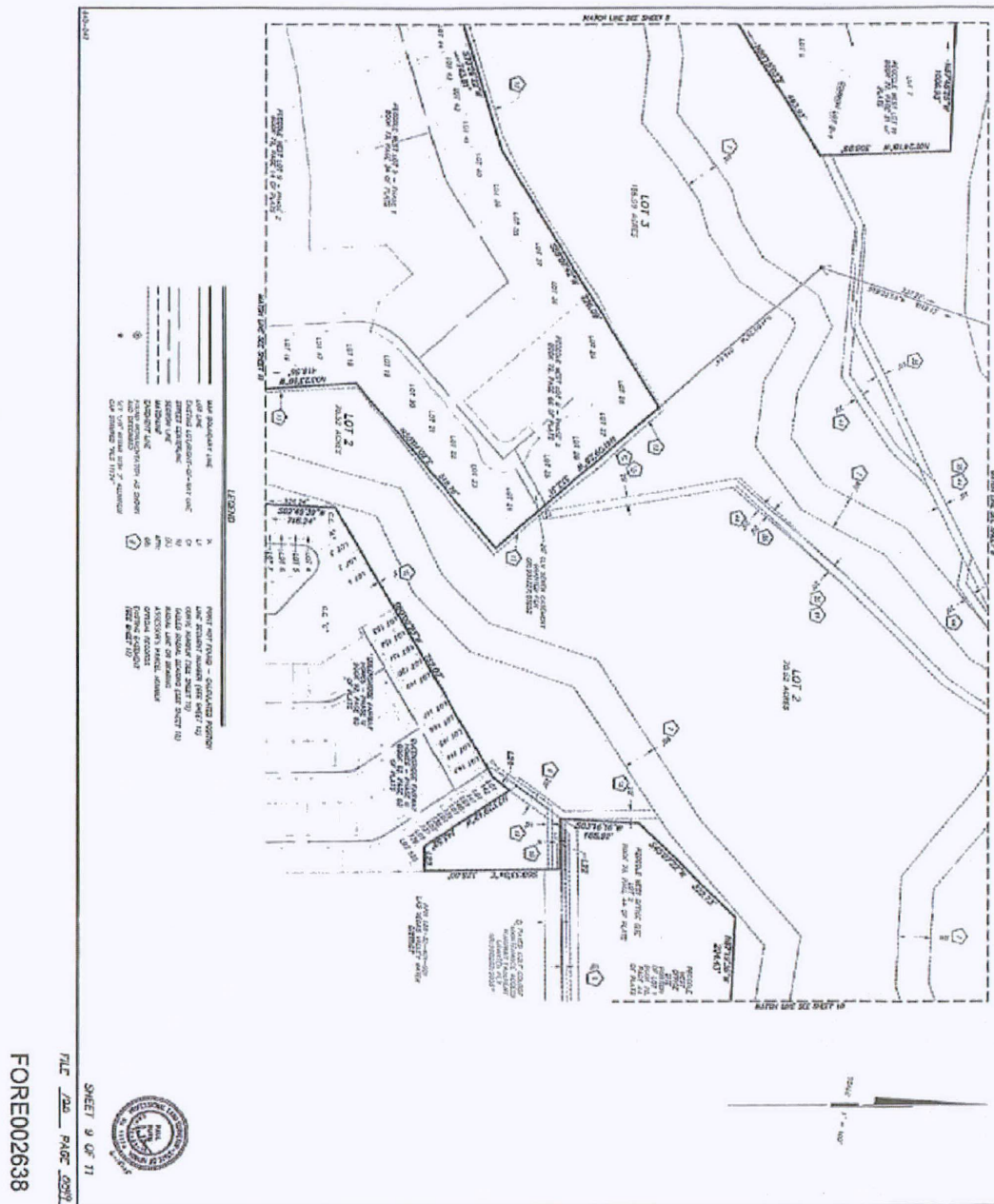
ROR024100

25509









FILE 796 PAGE 0577  
FORE002638

ROR024103

25512





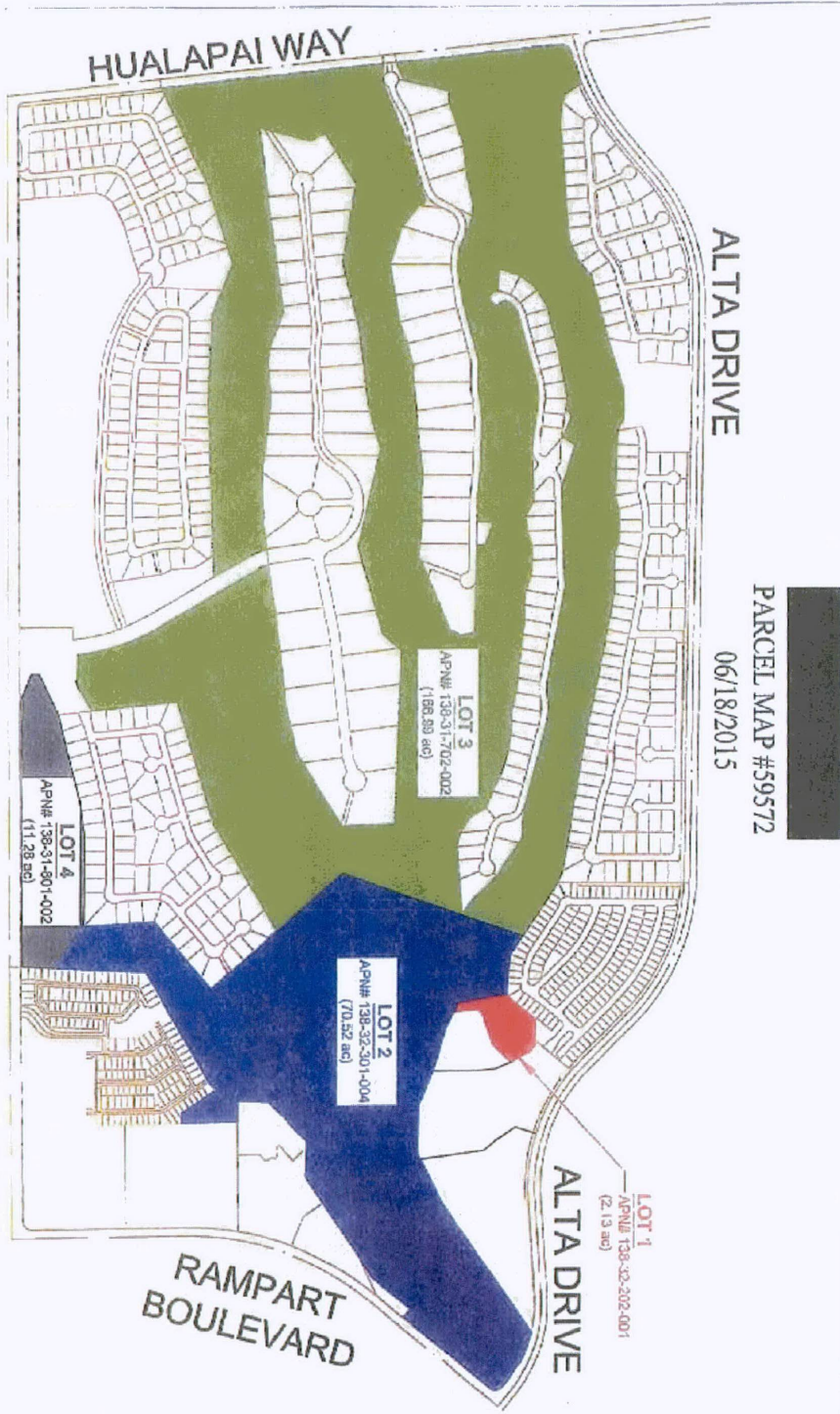
# EXHIBIT F

ROR024106

**25515**

CHARLESTON BOULEVARD

FORE002240



ALTA DRIVE

06/18/2015

PARCEL MAP #59572

ROR024107

25516

# EXHIBIT G

ROR024108

**25517**

APN# 138-31-713-002; 138-31-610-002;  
138-31-212-002

Return To:

Fore Stars Ltd.  
Attention: Cynthia Callegaro  
9755 West Charleston Boulevard  
Las Vegas, NV 89117



BENEFICIARY STATEMENT

I/WE, NLV LLC, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST AND  
FIXTURE FILING RECORDED ON MARCH 2, 2015, AS INSTRUMENT #20150302-0003807,  
DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS O.C.  
WALLACE, INC PARCEL MAP (PMP 59373 COPY ATTACHED) IN CONFORMANCE WITH  
THE OWNER'S CERTIFICATE

NLV LLC, a Nevada limited liability company

By: Thomas Suedel, as Managing Member of NLV LLC

(Date)

JUNE 17, 2015

ACKNOWLEDGMENT

STATE OF NEVADA

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 17, 2015

BY THOMAS SUEDEL AS MANAGING MEMBER

OF NLV LLC

Kathleen K Momot  
Notary Signature

NOTARY PUBLIC IN AND FOR  
SAID COUNTY AND STATE

MY APPOINTMENT EXPIRES,

OCTOBER 24, 2018

Please Do Not Stamp Outside of this Boarder



KATHLEEN K MOMOT  
Notary Public, State of Nevada  
Appointment No. 14-15293-1  
My Appt. Expires Oct. 24, 2018

FORE002810

ROR024109

25518



# EXHIBIT H

ROR024110

**25519**

1 DISTRICT COURT

2 CLARK COUNTY, NEVADA

3 JACK B. BINION, an individual; )  
 4 DUNCAN R. and IRENE LEE, )  
 individuals and Trustees of the )  
 5 LEE FAMILY TRUST; FRANK A. SCHRECK, )  
 an individual; TURNER INVESTMENTS, )  
 LTD., a Nevada Limited Liability )  
 6 Company; ROGER P. and CAROLYN G. )  
 WAGNER, individuals and Trustees )  
 7 of the WAGNER FAMILY TRUST; )  
 BETTY ENGLESTAD AS TRUSTEE OF THE )  
 8 BETTY ENGLESTAD TRUST; PYRAMID )  
 LAKE HOLDINGS, LLC.; JASON AND ) CASE A-15-729053-B  
 9 SHEREEN AWAD AS TRUSTEES OF THE )  
 AWAD ASSET PROTECTION TRUST; ) DEPT NO XXVII  
 10 THOMAS LOVE AS TRUSTEE OF THE )  
 ZENA TRUST; STEVE AND KAREN THOMAS )  
 11 AS TRUSTEES OF THE STEVE AND KAREN )  
 THOMAS TRUST; SUSAN SULLIVAN AS )  
 12 TRUSTEE OF THE KENNETH J. )  
 SULLIVAN FAMILY TRUST, AND )  
 13 DR. GREGORY BIGLER AND SALLY )  
 BIGLER, )

14 Plaintiffs, )

15 vs. )

16 FORE STARS, LTD., a Nevada Limited )  
 17 Liability Company; 180 LAND CO., )  
 LLC, a Nevada Limited Liability )  
 18 Company; SEVENTY ACRES, LLC, a )  
 Nevada Limited Liability Company; )  
 19 and THE CITY OF LAS VEGAS, )

20 Defendants. )

21  
 22 VIDEOTAPED DEPOSITION OF DOUG RANKIN  
 23 LAS VEGAS, NEVADA  
 24 WEDNESDAY, MAY 3, 2017

25 REPORTED BY: MONICE K. CAMPBELL, NV CCR NO. 312

1 developer might provide 18, 19, 20 copies, and they  
2 would all be circulated to different departments  
3 within the city planning, and, generally speaking,  
4 all the departments; is that right?

5 A. Correct. I don't know off the top of my  
6 head how many copies are required.

7 Q. Nineteen?

8 A. It's 19 usually.

9 Q. It is 19.

10 But my point being that it's an all-hands  
11 look at mapping, right? All the different  
12 departments within the City take a look at -- they  
13 have different functions. Some are looking for  
14 certain things, others look for different things, but  
15 collectively you're looking at the requested mapping  
16 or requested dividing of property, right?

17 MR. BICE: Objection to form.

18 BY MR. JIMMERSON:

19 Q. You can answer the question.

20 A. Correct.

21 Q. Have I said anything that's inappropriate  
22 or incorrect?

23 A. No.

24 Q. Now, over the last two or three years,  
25 would you know whether or not, for example, more

1 at the City of Las Vegas you would defer to, or are  
2 you the grand poo-bah?

3 MR. BICE: Objection to the form.

4 BY MR. JIMMERSON:

5 Q. Is there anybody whose opinion at the City  
6 that you worked with that you would defer to?

7 A. If the City surveyor indicated that the  
8 surveying on the mapping process was approved, I  
9 would defer to the City surveyor in regards to those  
10 type of mapping actions, as long as it was in  
11 conformance of Title 19 in the zoning code.

12 Q. Who is the City surveyor within the  
13 meaning of your last answer?

14 A. Currently, I believe the City surveyor is  
15 Allen Riekki.

16 Q. How do you spell that name?

17 A. R-i-k-k -- R-i-e-k-e something. Well,  
18 wait a minute. It's on the map.

19 R-i-e-k-k-i.

20 Q. Thank you.

21 And what is his position?

22 A. He is the City of Las Vegas surveyor.

23 Q. And why would you defer to him?

24 A. He is a certified land use surveyor and is  
25 the administrator specifically of mapping actions.

1 recorded?

2 A. It is.

3 Q. So would it be a fair statement that the  
4 men and women of the City Planning Department who  
5 made the determination that the parcel map being used  
6 here was proper on these three maps that we've  
7 discussed -- there is actually a fourth map you  
8 didn't identify -- have a different view than you do?

9 MR. BICE: Objection to the form. Assumes  
10 facts not in evidence.

11 BY MR. JIMMERSON:

12 Q. You may answer the question, sir.

13 A. It would assume so.

14 Q. All right. And did you find the men and  
15 women who would make decisions like this, in other  
16 words approving parcel maps in the various  
17 departments, were competent?

18 A. In my experience I found them to be  
19 competent in their duties they performed.

20 Q. Okay. Did you consider yourself to be  
21 competent?

22 A. I did.

23 Q. Okay. Did you believe the men and women  
24 that you knew and worked on approval of these parcel  
25 maps to be honest?



1 A. I do.

2 Q. As far as you know, did anyone approve a  
3 parcel map for any developer because of improper  
4 means, bribery or anything else?

5 A. I'm not aware of any of that.

6 Q. Are you aware of any planner who approved  
7 parcel maps as being in bed with or conniving with a  
8 developer?

9 A. I've not aware of any of that.

10 Q. It certainly is expected that these  
11 decisions be made on the merits by the City Planning  
12 Department employees?

13 A. I believe so.

14 Q. And while you can disagree or they can  
15 disagree, you believe that both sides are coming from  
16 a point of good faith?

17 MR. BICE: Objection to the form. Assumes  
18 facts not in evidence.

19 BY MR. JIMMERSON:

20 Q. As far as you know?

21 A. I believe they acted in good faith, as we  
22 are on our side.

23 Q. So what we have is a legal conclusion that  
24 is being disagreed upon, right?

25 A. I believe that is the point.

1 BY MR. JIMMERSON:

2 Q. Is that all that you can recall in  
3 terms --

4 A. That's what I recall. That's what it  
5 indicates, that you cannot avoid the mapping  
6 process -- basically you can't serial map your way  
7 into smaller units of developable land.

8 Q. Would the City have any reason, as the  
9 approver, the final word, if you will, to circumvent  
10 a tentative map process?

11 A. Not that I am aware of.

12 Q. So would the City's approval of these  
13 parcel maps, based upon your experience of working at  
14 the City, be based upon their good faith belief that  
15 the developer and his request is consistent with the  
16 law?

17 MR. BICE: Objection. Objection as to the  
18 form. Assumes facts not in evidence. Go ahead.

19 THE WITNESS: I believe they reviewed the  
20 maps pursuant to what they believed was correct.

21 BY MR. JIMMERSON:

22 Q. And ultimately this is the City's  
23 decision. Agreed?

24 MR. BICE: Objection as to the form.  
25 Misstates the law.

1 that.

2 A. That's my opinion.

3 Q. I'm taking it further. Do you believe the  
4 City has disregarded its own precedence in attempting  
5 to circumvent the rights of the plaintiffs to benefit  
6 Fore Stars? In other words, an intentional act upon  
7 their part to circumvent the plaintiffs?

8 A. I don't know if they did, what process  
9 they did the review on. I have no knowledge of that.

10 Q. You have no facts to offer?

11 A. I have no facts to offer.

12 Q. Were you consulted regarding the  
13 preparation of this amended complaint?

14 A. I may -- I may have been consulted as far  
15 as what is in the amended complaint, some of it.

16 Q. The date is October 10th of 2016. So  
17 what I want to know is what -- what role, if any, did  
18 you have with regard to the preparation of this  
19 amended complaint?

20 A. I provided information similar to what  
21 I've stated here today, and in my declaration, to  
22 the -- to Mr. Bice and his law firm and to our  
23 clients.

24 Q. Did you at any point communicate to  
25 Mr. Bice to advise him that, in your opinion, there



1 was something intentional done by the City Planning  
2 Department to hurt certain -- or to harm certain  
3 plaintiffs and to benefit the defendants, the  
4 non-City defendants?

5 A. No, I did not indicate that.

6 Q. Are you familiar with any use by Howard  
7 Hughes Corporation in developing Summerlin parcel  
8 maps by them within the City of Las Vegas?

9 A. I'm not familiar with any specific parcel  
10 maps for Summerlin.

11 Q. Are you familiar with Summerlin utilizing  
12 parcel maps to divide their property after a final  
13 map has been recorded?

14 A. I'm not aware of any.

15 Q. Are you familiar with any use of parcel  
16 maps to -- after a final map is recorded to add lots?

17 A. I am not aware of any that have done so.

18 Q. As a part of your general duties and  
19 responsibilities, however, you were not working with  
20 the mapping of land, right?

21 A. I did not -- I have reviewed final maps  
22 and parcel maps but I did not do that on a day-to-day  
23 basis. Only when needed.

24 Q. I'm not suggesting that you have never run  
25 across that, I don't mean that, but realistically,

# EXHIBIT I

ROR024119

**25528**

DISTRICT COURT  
CLARK COUNTY, NEVADA

JACK B. BINION, an )  
individual; DUNCAN R. And )  
IRENE LEE, individuals and )  
Trustees of the LEE FAMILY )  
TRUST; FRANK A. SCHRECK, an )  
individual; TURNER )  
INVESTMENTS, LTD., a Nevada )  
Limited Liability Company; )  
ROGER P. And CAROLYN G. )  
WAGNER, individuals and )  
Trustees of the WAGNER FAMILY )  
TRUST; BETTY ENGLESTAD AS )  
TRUSTEE OF THE BETTY )  
ENGLESTAD TRUST; PYRAMID LAKE )  
HOLDINGS, LLC.; JASON AND )  
SHEREEN AWAD AS TRUSTEES OF )  
THE AWAD ASSET PROTECTION )  
TRUST; THOMAS LOVE AS TRUSTEE )  
OF THE ZENA TRUST; STEVE AND )  
KAREN THOMAS AS TRUSTEES OF )  
THE STEVE AND KAREN THOMAS )  
TRUST; SUSAN SULLIVAN AS )  
TRUSTEE OF THE KENNETH J. )  
SULLIVAN FAMILY TRUST, AND )  
DR. GREGORY BIGLER AND SALLY )  
BIGLER, )

Case No.: A-15-729053-B  
Dept. No.: XXVII

Plaintiffs, )

vs. )

FORE STARS, LTD., a Nevada )  
Limited Liability Company; )  
180 LAND CO., LLC, a Nevada )  
Limited Liability Company; )  
SEVENTY ACRES, LLC, a Nevada )  
Limited Liability Company; )  
and THE CITY OF LAS VEGAS, )

Defendants. )

DEPOSITION OF TOM PERRIGO  
VIDEOTAPED  
VOLUME II, PAGES 262 THROUGH 574  
LAS VEGAS, NEVADA  
MONDAY, DECEMBER 19, 2016  
REPORTED BY: CARRE LEWIS, CCR NO. 497, CSR NO. 13337  
JOB NO. 1066

ROR024120

25529

1 A. Yes.

2 Q. And Mr. Jerbic would have had to rely upon

3 you or someone in your office to do that

4 calculation. Fair statement?

5 A. Yes. Mr. -- (overlapping dialogue.)

6 Q. -- a City Attorney is going to know. If

7 Mr. Burns isn't going to know, he is going to call

8 you up or somebody like you to get the answer,

9 right?

10 A. Yes, Mr. Jerbic was provided all of the

11 research, all the documents.

12 Q. Okay.

13 A. And --

14 Q. And by whom? By the City Planning

15 Department?

16 A. Yes.

17 Q. By your office?

18 A. Yes.

19 Q. Thank you, sir.

20 All right. You have read the Amended

21 Complaint. It accuses the City of complicity with

22 my clients. You're familiar with that?

23 A. Yes.

24 Q. Are any of those allegations true and

25 correct?