

SITE RESTRICTIONS:

ZONE	R-4 (APARTMENT RESIDENCE DISTRICT)
CURRENT SETBACK INFORMATION	
FRONT	10'
SIDE	5'
REAR	20'
HEIGHT	35'
BULK	N/A
PARKING	1 SPC PER GUEST ROOM

ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF LAS VEGAS (PLANNING DEPARTMENT) CONTACT: <http://www.lasvegasnevada.gov/>

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

STATEMENT OF ENCROACHMENTS:

* THIS IS A LISTING OF OBSERVED ENCROACHMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

- (A) GUY ANCHOR LIES 0.5' EAST OF PROPERTY LINE.

LAND AREA:

162304.64 SQUARE FEET
3.73 ACRES

PARKING STALLS:

218 STANDARD STALLS
6 HANDICAP STALLS

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 32003C-2170-E, WHICH BEARS AN EFFECTIVE DATE OF 9-27-02 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY NOTE:

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATIONS.

NOTE:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.

AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED. NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.

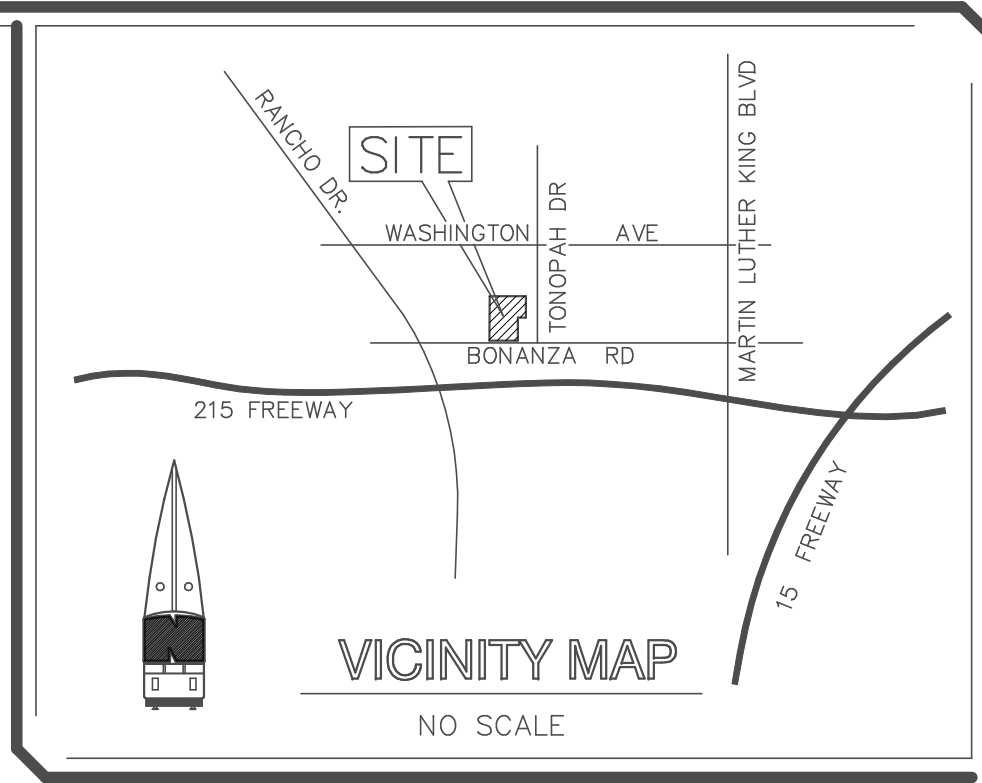
NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

NOTES CORRESPONDING TO SCHEDULE "B":

- (6) MINERAL RIGHTS, RESERVATIONS, EASEMENTS RECORDED NOVEMBER 24, 1909 IN BOOK 1 OF DEEDS, PAGE 115, DOC. NO. 00569 O.R. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
- (7) RESERVATION OF EASEMENTS FOR PIPELINES AND DITCH RECORDED JUNE 17, 1938 IN BOOK 24 OF DEEDS, PAGE 426, DOC. NO. 74229 O.R. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
- (8) RESERVATION OF EASEMENTS FOR PIPELINES AND DITCH RECORDED NOVEMBER 21, 1938 IN BOOK 25 OF DEEDS, PAGES 149-150, DOC. NO. 77285 AND 77286 O.R. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
- (9) AN EASEMENT FOR WATER LINES RECORDED FEBRUARY 19, 1997 IN BOOK 970219, DOC. NO. 00689 O.R. THIS ITEM IS PLOTTED HEREON BUT DOES NOT AFFECT THE SUBJECT PROPERTY.
- (10) AN EASEMENT FOR UTILITIES RECORDED JANUARY 7, 1997 IN BOOK 971007, DOC. NO. 00731 O.R. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- (11) AN EASEMENT FOR POWER LINES RECORDED FEBRUARY 10, 1998 IN BOOK 980210, DOC. NO. 01127 O.R. THIS ITEM IS BLANKET OVER PARCEL 2, EXCLUSIVE OF BUILDING AREAS.
- (12) AN EASEMENT FOR POWER LINES RECORDED JANUARY 3, 2003 IN BOOK 2003103, DOC. NO. 01580 O.R. THIS ITEM IS BLANKET OVER PARCEL 3, EXCLUSIVE OF BUILDING AREAS.
- (14) AN EASEMENT FOR INGRESS AND EGRESS RECORDED JANUARY 29, 2002 IN BOOK 20020129, DOC. NO. 02647 O.R. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- (15) AN EASEMENT FOR DRAINAGE RECORDED MARCH 8, 2002 IN BOOK 20020308, DOC. NO. 02258 O.R. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- (16) AN EASEMENT FOR WATER LINES RECORDED MAY 14, 2002 IN BOOK 20020314, DOC. NO. 01412 O.R. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- (17) DEDICATIONS AND EASEMENTS AS INDICATED ON THAT PARCEL MAP ON FILE IN BOOK 102, PAGE 35 OF PARCEL MAPS. THE EASEMENT SHOWN ON SAID MAP IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- (18) THE TERMS, PROVISIONS AND EASEMENTS OF AN "ENCROACHMENT AGREEMENT" RECORDED JANUARY 7, 2003 IN BOOK 20030107, DOC. NO. 01530 O.R. THE GENERAL AREA OF SAID ITEM IS DEPICTED HEREON AND BENEFITS THE SUBJECT PROPERTY.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:
That portion of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., more particularly described as follows:

COMMENCING at a point on the North boundary of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., from which the quarter section corner between Section 28 and 29, Township 20 South, Range 61 East, bears South 88°27' East 571.00 feet distant; Thence South 0°25' East and parallel to the East boundary of said Section 29, to a point on the North boundary of the Right-of-Way of Clark Avenue (original alignment 75 feet wide) now known as Bonanza Road, the Point of Beginning; Thence South 88°44' East along the North boundary of said Clark Avenue Right-of-Way 110.95 feet; Thence North 0°25' West and parallel to the East boundary of said Section 29, a distance of 432.62 feet; Thence North 88°27' West and parallel to the North boundary of said Clark Avenue 110.95 feet; Thence South 0°25' East and parallel to said East boundary of said Section 29, a distance of 432.62 feet to the Point of Beginning.

EXCEPTING that portion of land as conveyed to the City of Las Vegas by Grant Deed recorded July 18, 2001 in Book 20010718 as Instrument No. 01126 Official Records, Clark County, Nevada.

PARCEL II:
That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

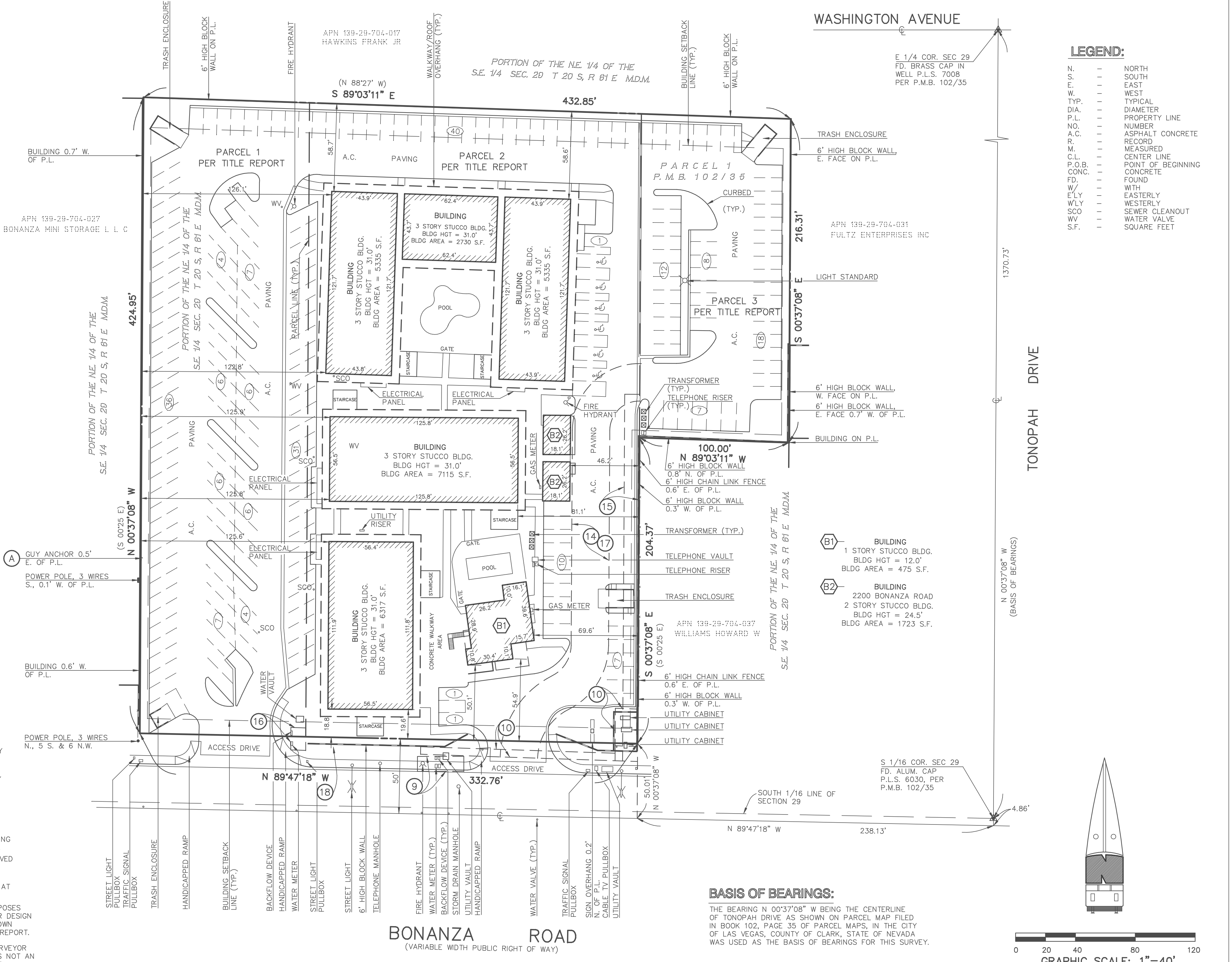
COMMENCING at a point on the North boundary of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B.&M., in the County of Clark, State of Nevada, from which the quarter section corner between Sections 28 and 29, Township 20 South, Range 61 East, bears South 88°27' East, 460.05 feet distant; Thence South 0°25' East and parallel to the East boundary of said Section 29 to a point on the North boundary of the right of way of Clark Avenue produced, as the same is now established, the POINT OF BEGINNING; Thence South 88°44' East along the North boundary of said Clark Avenue right of way, 221.90 feet; Thence North 0°25' West and parallel to the East boundary of said Section 29, a distance of 432.62 feet; Thence North 88°44' West and parallel to the North boundary of said Clark Avenue, 221.90 feet; Thence South 0°25' East and parallel to said East boundary of said Section 29, a distance of 432.62 feet to said POINT OF BEGINNING.

EXCEPTING any portion of said land thereof within the present boundary of Bonanza Road, including Deed recorded April 12, 1996 in Book 960412, as Instrument No. 01226, Official Records.

PARCEL III:
That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M. described as follows:

Lot One (1) of that certain Parcel Map on file in File 102 of Parcel Maps, Page 35, in the Office of the County Recorder of Clark County, Nevada.

THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS CHICAGO TITLE, ORDER NO. 05127508, DATED JUNE 6, 2005.



LEGEND:

- N. - NORTH
- S. - SOUTH
- E. - EAST
- W. - WEST
- TYP. - TYPICAL
- DIA. - DIAMETER
- P.L. - PROPERTY LINE
- NO. - NUMBER
- A.C. - ASPHALT CONCRETE RECORD
- M. - MEASURED
- C.L. - CENTER LINE
- P.O.B. - POINT OF BEGINNING
- CONC. - CONCRETE
- FD. - FOUND
- W/ - WITH
- E/ - EASTERLY
- W/ - WESTERLY
- SCO - SEWER CLEANOUT
- WV - WATER VALVE
- S.F. - SQUARE FEET

BASIS OF BEARINGS:
THE BEARING N 00°37'08\"/>



ALTA / ACSM LAND TITLE SURVEY

FOR
EMERALD SUITES
2200 W. BONANZA ROAD
LAS VEGAS, NEVADA 89106

SURVEYOR'S CERTIFICATION:

TO: PMHE, LLC; NOMURA CREDIT & CAPITAL, INC; AND CHICAGO TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 6, 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(a) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION) 13, 14, 15 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



SCOTT E. OHANA EXP. 12-31-07
Registration No. 16922
within the State of NEVADA
Date Of Survey 8-24-05
Date Of Last Revision

Advanced Land Solutions
PROFESSIONAL LAND SURVEYORS
400 Princland Court, Unit 5
Corona, CA 92879
Phone: (951) 739-7975
Fax: (951) 739-7542
www.ALTAveys.com
Your ALTA/ACSM Land Title Survey Specialists