

## Legal Description of Parcels to be added to Redevelopment Area 1

### EXHIBIT A

That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 26, Township 20 South, Range 61 East, M.D.M., in the city of Las Vegas, County of Clark, State of Nevada, being that certain parcel of land shown as the PARK AREA on that certain RECORD OF SURVEY on file in File 60 of Surveys, Page 51 of Clark County, Nevada Records, more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 26; thence along the West line of said Northwest Quarter (NW 1/4), North 00°06'30" West a distance of 712.61 feet to the South line of that certain parcel of land described by Deed to BUNKER BROS. MORTUARY, INC., recorded April 12, 1968 as Instrument No. 695040 of Clark County, Nevada Records; thence along the South line of said BUNKER BROS. MORTUARY, INC. parcel, North 89°32'47" East a distance of 60.68 feet to the TRUE POINT OF BEGINNING on the West line of said PARK AREA, also being the Easterly Right-of-Way line of LAS VEGAS BOULEVARD; thence continuing along said South line, also being the North line of said PARK AREA, North 89°32'47" East a distance of 1483.32 feet to the East line of said PARK AREA, also being the West Right-of-Way line of FANTASY LANE; thence along the East line of said PARK AREA, South 00°02'46" East a distance of 649.99 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 20.00 feet; thence Southwesterly along said tangent curve, through a central angle of 89°51'53", an arc distance of 31.37 feet to the South line of said PARK AREA, also being the North Right-of-Way line of WASHINGTON AVENUE; thence tangent to said curve, along the South line of said PARK AREA, South 89°49'07" West a distance of 1497.32 feet to the West line of said PARK AREA, also being the Easterly Right-of-Way line of LAS VEGAS BOULEVARD; thence along the West line of said PARK AREA, from a tangent which bears North 08°43'16" East, Northerly along the arc of a curve concave Westerly and having a radius of 3050.00 feet, through a central angle of 09°16'37", an arc distance of 493.84 feet; thence continuing along the West line of said PARK AREA, tangent to said curve, North 00°33'23" West a distance of 170.96 feet to the TRUE POINT OF BEGINNING.

EXCEPT THEREFROM a triangular parcel of land bounded as follows: bounded on the South by the South line of said PARK AREA, also being the North Right-of-Way line of WASHINGTON AVENUE; bounded on the West by the West line of said PARK AREA, also being the Easterly Right-of-Way line of LAS VEGAS BOULEVARD; and bounded on the Northeast by the arc of a circle concave Northeasterly, having a radius of 54 feet and being tangent to the South line of said PARK AREA, also being the North Right-of-Way line of WASHINGTON AVENUE and tangent to the West line of said PARK AREA, also being the Easterly Right-of-Way line of LAS VEGAS BOULEVARD.

APN 139-26-201-012

511

All of APNs: 162-04-510-002  
162-04-510-004  
162-04-510-005  
162-04-510-006  
162-04-510-007

AFTER RECORDING RETURN TO:  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
ATTN: STAFF SPECIALIST, ACQ.  
1263 S. STEWART ST.  
CARSON CITY, NV. 89712

MAIL TAX STATEMENTS TO:  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:  
GREGORY A. BIGBY, P.L.S.  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV. 89712

Project No.: NH-STP-015-1(147)  
E.A.: 73652  
Parcel: I-015-CL-041.593  
S111006653M1D

DEED

THIS DEED, made this 13<sup>th</sup> day of August, 2021  
between Grace Presbyterian Church, a Nevada domestic non-profit corporation, successor by  
merger to First Presbyterian Church of Las Vegas, Nevada, a Nevada domestic non-profit  
corporation, (which acquired title as First Presbyterian Church of Las Vegas; and as First  
Presbyterian Church of Las Vegas, Nevada, hereinafter called GRANTOR, and the STATE OF  
NEVADA, acting by and through its Department of Transportation, hereinafter called  
GRANTEE,

Inst #: 20210908-0003057  
Fees: \$42.00  
RPTT: \$0.00 Ex #: 002  
09/08/2021 03:51:22 PM  
Receipt #: 4687089  
Requestor:  
ORT Co of Nevada  
Recorded By: DECHO Pgs: 7  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: ERECORD  
Ofc: ERECORD

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sale unto the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property, excepting and reserving, to the GRANTOR, heirs, executors, administrators, successors and assigns any and all water rights appurtenant to said real property described on Exhibit "A" and delineated on Exhibit "B" and "C" attached hereto and made a part hereof.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcel.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written. First Presbyterian Church of Las Vegas, Nevada, a Nevada domestic non-profit corporation

Bruce A. Laird, Secretary  
Bruce A. Laird, Secretary

State of Nevada  
County of Clark

This instrument was acknowledged before me on August 13 2021 by Bruce A. Laird as Secretary of First Presbyterian Church of Las Vegas as to Parcels I and V and First Presbyterian Church of Las Vegas as to Parcels II, III and IV.

S  
E  
A  
L



Gabriella Beltran  
(Signature of notarial officer)

Legal Description verified against  
Right-of-Way Plans B.D. (Agent's Initials)  
D21-17

LEGAL DESCRIPTION PREPARED BY:  
GREGORY A. BIGBY, P.L.S.  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All of APNs 162-04-510-002  
162-04-510-004  
162-04-510-005  
162-04-510-006  
162-04-510-007  
Project: NH-STP-015-1(147)  
E.A. 73652  
Parcel: I-015-CL-041.593

Situate, lying and being in the City of Las Vegas, County of Clark, State of Nevada, and more particularly described as a portion of the NW 1/4 of the NE 1/4 of Section 4, T. 21 S., R. 61 E., M.D.M., and further described as being all of Lot 5 and a portion of Lot 6 and 7, shown and delineated on that certain Subdivision Map for ELLIS ESTATES, filed for record on March 2, 1944, as Instrument No. 178008, Book 2, Page 61 of Plats, Clark County, Nevada, Records, and more fully described by metes and bounds as follows:

BEGINNING at a 0.10 FOOT ALUMINUM CAP FLUSH WITH OIL UNREADABLE accepted as the quarter corner to said Sections 4 and to Section 5; thence N. 53°59'25" E a distance of 3,464.95 feet to the POINT OF BEGINNING; said point of beginning described as being the intersection of the northerly right-of-way line of Ellis Avenue and southwest corner of said Lot 5, 862.02 feet left of and measured radially from the centerline of IR-15 at Highway Engineer's Station "Le" 791+21.90 P.O.C.; thence N. 0°11'05" W., along westerly lot line of said Lot 5, a distance of 578.89 feet to the southerly right-of-way line of SR-159 (Charleston Boulevard); thence N. 89°50'48" E., along said southerly right-of-way line, a distance of 140.00 feet to the easterly lot line of said Lot 5; thence S. 0°11'05" E., along said easterly lot line, a distance of 288.82 feet; thence along the following three (3) courses and distances:

- 1) N. 89°48'55" E. – 5.00 feet;
- 2) S. 0°11'05" E. – 20.00 feet;
- 3) N. 89°48'55" E. – 155.00 feet to the westerly lot line of said Lot 7;

thence N. 0°11'05" W., along said westerly lot line, a distance of 308.73 feet to said southerly right-of-way line of SR-159; thence N. 89°50'48" E., along said southerly right-of-way line, a distance of 149.42 feet to the westerly right-of-way line of South Martin Luther King Boulevard, thence along said westerly right-of-way line the following three (3) courses and distances:

- 1) from a tangent which bears the last described course, curving to the right with a radius of 20.00 feet, through an angle of 92°28'02", an arc distance of 32.28 feet;
  - 2) S. 2°18'50" W. – 543.95 feet;
  - 3) from a tangent which bears the last described course, curving to the right with a radius of 15.00 feet, through an angle of 87°30'05", an arc distance of 22.91 feet to said northerly right-of-way line of Ellis Avenue;
- thence S. 89°48'55" W., along said northerly right-of-way line, a distance of 430.69 feet to the point of beginning; said parcel contains an area of 4.95 acres (215,448 square feet).

It is the intent of this description to describe and it does describe all that real property described in that certain GRANT, BARGAIN and SALE DEED, filed for record on April 18, 1997, as Instrument No. 199704180001988 and QUITCLAIM DEED, filed for record on May 23, 1988, Book No. 880523. Instrument No. 00320, in the Office of the County Recorder, Clark County, Nevada.

Said parcel is delineated and identified as PARCEL I-015-CL-041.593 on EXHIBITS "B" and "C" attached hereto and made part hereof.

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, East Zone as determined by the State of Nevada, Department of Transportation.



PARCEL NO. PREFIX: I-015-CL-

PROJECT NO. NH-STP-015-1(147)  
E.A. 73652

## EXHIBIT "C"

041.593	
P.O.B. = 862.02' LT. "Le" 791+21.90 P.O.C. TIE: N. 53° 59' 25" E. - 3,464.95' FROM THE W 1/4 COR. SEC. 4, T. 21 S., R. 61 E., M.D.W.	
A	N. 0° 11' 05" W. - 578.89'
B	N. 89° 50' 48" E. - 140.00'
C	S. 0° 11' 05" E. - 288.82'
D	N. 89° 48' 55" E. - 5.00'
E	S. 0° 11' 05" E. - 20.00'
F	N. 89° 48' 55" E. - 155.00'
G	N. 0° 11' 05" W. - 308.73'
H	N. 89° 50' 48" E. - 149.42'
J	Δ = 92° 28' 02" R = 20.00' L = 32.28'
K	S. 2° 18' 50" W. - 543.95'
L	Δ = 87° 30' 05" R = 15.00' L = 22.91'
M	S. 89° 48' 55" W. - 430.69'

ROW OFFSETS	
1	523.24' LT. "Le" 791+95.08 P.O.C.
2	513.61' LT. "Le" 792+20.92 P.O.C.
3	358.59' LT. "Le" 792+84.04 P.O.C.
4	364.87' LT. "Le" 793+17.76 P.O.C.
5	388.23' LT. "Le" 800+10.23 P.O.T.
6	368.22' LT. "Le" 800+29.34 P.O.T.
7	1,106.75' LT. "Le" 801+30.36 P.O.T.
8	1,106.73' LT. "Le" 801+41.26 P.O.T.
9	976.27' LT. "Le" 801+44.51 P.O.T.
10	846.17' LT. "Le" 801+54.70 P.O.T.
11	825.48' LT. "Le" 801+76.52 P.O.T.
12	808.48' LT. "Le" 801+76.47 P.O.T.
13	784.44' LT. "Le" 801+88.15 P.O.T.
14	767.44' LT. "Le" 801+88.10 P.O.T.
15	755.14' LT. "Le" 801+76.85 P.O.T.
16	608.32' LT. "Le" 802+02.89 P.O.T.
17	590.56' LT. "Le" 802+00.60 P.O.T.
18	562.85' LT. "Le" 802+01.25 P.O.T.
19	540.26' LT. "Le" 802+05.10 P.O.T.

ROW CURVES	
AA	Δ = 87° 35' 12" R = 15.00' L = 22.93" T.B. = N. 2° 13' 43" E.
BB	Δ = 87° 31' 58" R = 20.00' L = 30.55" T.B. = N. 2° 18' 50" E.

MAP ID NO. 27851  
\\NDOT\Projects\District 1\73652\037\_Right\01Way  
\\DGN\Misc\Presbyterian Church\041.593.DGN

**NEVADA**  
DOT  
TRACED  
CHECKED  
DATE OF LAST REVISION:

JPP  
GDT

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION

CL-83

DATE: JULY 9, 2021

SKETCH MAP

APPROVED: *[Signature]*  
MANAGER IN CHARGE SURVEY SERVICES

NO. SCALE SHEET 2 OF 2

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
162-04-510-002, 162-04-510-006, 162-04-510-005, 162-04-510-004, 162-04-510-007

2. Type of Property

- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input type="checkbox"/> Single Fam. Res.        |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apt. Bldg    | f) <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home             |
| <input type="checkbox"/> Other _____     |   |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$-0-  
Deed in Lieu of Foreclosure Only (value of property) ( )  
Transfer Tax Value \$,0.00  
Real Property Transfer Tax Due -0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 2  
b. Explain Reason for Exemption: transfer to government entity

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 \_\_\_\_\_

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

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

Grace Presbyterian Church, a Nevada domestic non-profit corporation, successor by merger to First Presbyterian Church of Las Vegas, Nevada, a Nevada domestic Non-profit corporation  
1515 W. Charleston Blvd.  
Las Vegas, NV 89102

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

State of Nevada, acting by and through it's Department of Transportation  
1263 S. Stewart Street  
Carson City, NV 89712

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

Old Republic Title Company of Nevada  
7201 W. Lake Mead Blvd, #200  
Las Vegas, NV 89128

Escrow #: 5111006653-MLD

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED