

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.

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

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

S11100L00E53M0D

DEED

THIS DEED, made this 13th 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,

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. $0^{\circ}11'05''$ W., along said westerly lot line, a distance of 308.73 feet to said southerly right-of-way line of SR-159; thence N. $89^{\circ}50'48''$ 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 $92^{\circ}28'02''$, an arc distance of 32.28 feet;
- 2) S. $2^{\circ}18'50''$ 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 $87^{\circ}30'05''$, an arc distance of 22.91 feet to said northerly right-of-way line of Ellis Avenue; thence S. $89^{\circ}48'55''$ 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 QUITCLIAM 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-

EXHIBIT "C"

041.593

ROW OFFSETS

P.O.B. = 862.02' LT. "L" e 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.M.	① 523.24' LT. "L" e 791+95.08 P.O.C.
② 513.61' LT. "L" e 792+20.32 P.O.C.	③ 358.59' LT. "L" e 792+28.04 P.O.C.
④ N. 0° 11'05" W. - 578.89'	⑤ 364.87' LT. "L" e 793+17.76 P.O.C.
⑥ N. 89° 50'48" E. - 140.00'	⑦ 388.23' LT. "L" e 800+0.23 P.O.T.
⑧ C. S. 0° 11'05" E. - 288.82'	⑨ 368.22' LT. "L" e 800+29.34 P.O.T.
⑩ D. N. 89° 48'55" E. - 5.00'	⑪ 1,106.75' LT. "L" e 801+30.36 P.O.T.
⑫ E. S. 0° 11'05" E. - 20.00'	⑬ 1,106.73' LT. "L" e 801+41.26 P.O.T.
⑭ F. N. 89° 48'55" E. - 155.00'	⑯ 976.27' LT. "L" e 801+44.51 P.O.T.
⑮ G. N. 0° 11'05" W. - 308.73'	⑰ 846.17' LT. "L" e 801+54.70 P.O.T.
⑯ H. N. 89° 50'48" E. - 149.42'	⑱ 825.48' LT. "L" e 801+76.52 P.O.T.
⑰ I. $\Delta = 92^\circ 28'02''$ R = 20.00' L = 32.28'	⑲ 808.48' LT. "L" e 801+76.47 P.O.T.
⑲ K. S. 2° 18'50" W. - 543.95'	⑳ 784.44' LT. "L" e 801+98.15 P.O.T.
⑳ L. $\Delta = 87^\circ 30'05''$ R = 15.00' L = 22.91'	㉑ 767.44' LT. "L" e 801+88.10 P.O.T.
㉒ M. S. 89° 48'55" W. - 430.69'	㉓ 755.14' LT. "L" e 801+76.85 P.O.T.
	㉔ 608.32' LT. "L" e 802+02.89 P.O.T.
	㉕ 590.56' LT. "L" e 802+00.60 P.O.T.
	㉖ 562.85' LT. "L" e 802+01.25 P.O.T.
	㉗ 540.26' LT. "L" e 802+05.10 P.O.T.

ROW CURVES

AA $\Delta = 87^\circ 35'12''$ R = 15.00' L = 22.95' T.B. = N 2° 13'43" E.	BB $\Delta = 87^\circ 31'58''$ R = 20.00' L = 30.55' T.B. = N 2° 18'50" E.
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MAP ID NO. 27851
NGOT Project\District 1\71652\017_Bishop\Way
\DGN\Misc\Presbyterian Church\041535.DGN

NEVADA TRACED JPP
CHECKED GJ
DATE OF LAST REVISION:

APPROVED: MANAGER OF SURVEY SERVICES
SKETCH MAP
NO SCALE
SHEET 2 OF 2

STATE OF NEVADA CL-83
DEPARTMENT OF TRANSPORTATION
DATE: JULY 9, 2021
SKETCH MAP
MANAGER OF 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) 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
 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 Mac

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