

APN 139-22-701-001



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07/14/2004 09:03:02 T2004005/001
Req NORTH LAS VEGAS CITY
Frances Deane
Clark County Recorder Pgs 4

RESTRICTIVE COVENANT RUNNING WITH THE LAND

THIS INDENTURE, made this 18th day of MAY 2004, between the CITY OF NORTH LAS VEGAS, NEVADA, hereinafter referred to as "CITY", and the Sam and Shawna Felli Family Trust, dated March 31, 1994 and the S. R. Bowden Living Trust, dated March 18, 1992, hereinafter referred to as "Owner",

WITNESSETH

WHEREAS, Owner represents to be the owner in fee of the real property described as follows:

A portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada, more particularly described as:

Lot 1 of Parcel Maps, File 107, Page 0089 as recorded in the office of the Recorder, Clark County, Nevada.

more commonly known as 139-22-701-001; and

WHEREAS, existing and applicable laws, ordinances, rules, and regulations have been determined to require full compliance with certain conditions relative to the proposed development, improvement, or use of the above described real property; and

WHEREAS, good cause having shown therefore, the CITY has determined that said full compliance with required and imposed conditions, in the presently existing circumstances, is unnecessary, and that such full compliance shall be demanded and required by the City when the need arises; and

WHEREAS, Owner expressly understands and acknowledges that the required and imposed conditions for the proposed development, improvement, or use therefore are expressly conditioned upon Owner's full performance and compliance with said required and imposed conditions;

NOW, THEREFORE, in consideration of the foregoing premises, the undersigned, as Owner of the described real property herein, for himself, herself, itself, or themselves (as the case may be) and his, her, or their executors, administrators, successors, or assigns does covenant, promise, and agree to and with said CITY, its successors, and assigns that full performance and compliance, as required by CITY, shall be made with the following conditions hereby imposed in connection with CITY's approval granted for certain proposed development, improvement, or use of the real property described herein:


Full half street improvements for **Lake Mead Boulevard and Losee Road** adjoining said parcel consisting of aggregate base, asphaltic concrete paving, curb and gutter, sidewalk and street lighting in conformance with the current City of North Las Vegas Engineering Design Standards at the time of construction.

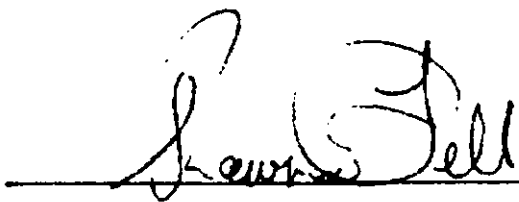
The undersigned Owner of said described real property, in consideration of the CITY's suspension or deferment of immediate compliance with each and every one of the foregoing conditions, does hereby expressly declare that the same and each and all of them shall constitute, and are hereby declared to constitute, a covenant to run with all of the within described real property, as provided by law, to be binding upon the undersigned Owner thereof and on all other parties and persons claiming under Owner until each and every one of all the said conditions shall have been fully complied with, performed, and completed as and when required by the CITY of North Las Vegas, Nevada.

The undersigned Owner does hereby waive any protest to the creation of a special improvement district covering said improvement as described herein.

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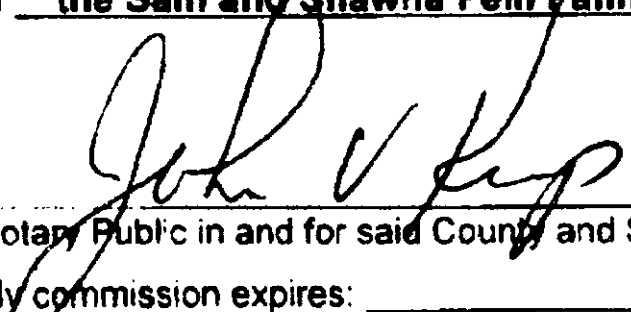
IN WITNESS WHEREOF, the undersigned Owner of the said described real property has hereunto subscribed this INDENTURE the date and year herein above first mentioned.

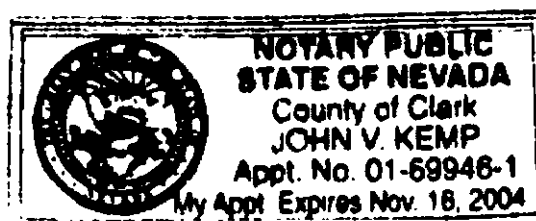
 (Signature)
By: Sam Felli (Print name)
Its: Trustee (Print title)

 (Signature)
By: Shawna Felli (Print name)
Its: Trustee (Print title)

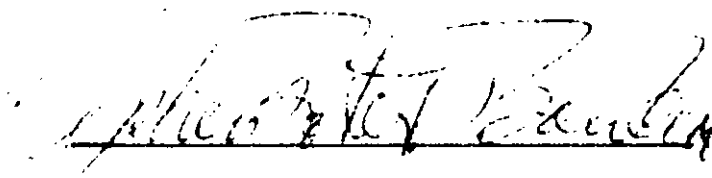
STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on MAY 18TH, 2004,
by Sam and Shawna Felli as Trustees
of the Sam and Shawna Felli Family Trust, dated March 31, 1994


Notary Public in and for said County and State
My commission expires: _____

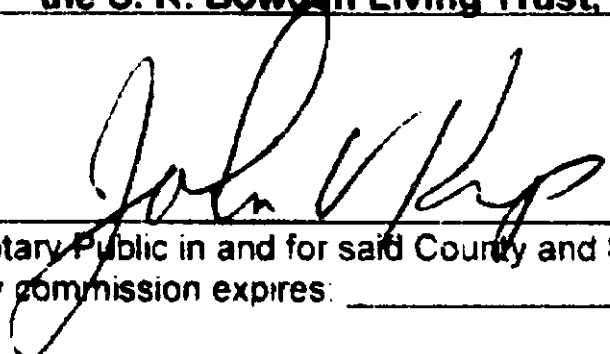


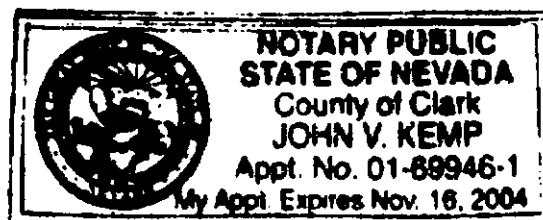
APN 139-22-701-001

 (Signature)
By: Stephen Robert Bowden (Print name)
Its: Trustee (Print title)

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on MAY 18TH, 2004,
by Stephen Robert Bowden as Trustee
of the S. R. Bowden Living Trust, dated March 18, 1992


Notary Public in and for said County and State
My commission expires: _____



When recorded, return to:
City of North Las Vegas
City Clerk
P.O. Box 4086
North Las Vegas, Nevada 89036-4086