

APN: 176-09-301-008

When recorded, return to:

Clark County Department of Public Works
500 S. Grand Central Parkway
Las Vegas, NV 89155-4000

DEDICATION IN FEE

THIS INDENTURE WITNESSETH: That, **DURANGO ROBINDALE, LLC, GRANTOR(S)**, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged do(es) hereby **DEDICATE IN FEE** to the **COUNTY OF CLARK**, a political subdivision of the State of Nevada, its successors and assigns, **GRANTEE**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

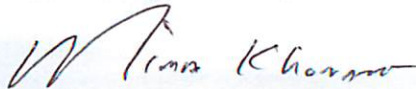
APN: 176-09-301-008

More fully described in Exhibit "A" attached hereto and made a part hereof by reference.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging and in any way appertaining.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant as of the 13th day of February 2025.

DURANGO ROBINDALE, LLC

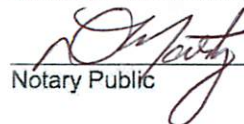


BY: NIMA KHOMASSI
AS: MANAGER

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the 13th day of February, 2025, by NIMA KHOMASSI as MANAGER of DURANGO ROBINDALE, LLC.


Notary Public

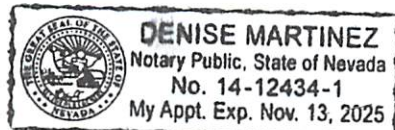


EXHIBIT "A"

Legal Description and Depiction of Right-Of-Way Acquisition

[See attached]

OWNER: DURANGO ROBINDALE, LLC
APN: 176-09-301-008

EXHIBIT "A"

DESCRIPTION

A PORTION OF PARCEL 1 AS DESCRIBED IN THAT CERTAIN "GRANT, BARGAIN, SALE DEED" RECORDED FEBRUARY 14, 2022 IN BOOK 20220214, AS INSTRUMENT NO. 01021 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9; THENCE ALONG THE NORTH LINE THEREOF THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°14'55" EAST, 382.32 FEET TO THE **POINT OF BEGINNING**; 2) NORTH 89°14'55" EAST, 102.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ROBINDALE ROAD AS DESCRIBED IN THAT CERTAIN "DEDICATION" RECORDED OCTOBER 12, 1999 IN BOOK 19991012, AS INSTRUMENT NO. 00525 ON FILE AT SAID RECORDER'S OFFICE, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 885.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 18°23'29" EAST; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'30", AN ARC LENGTH OF 97.70 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 18°23'29" WEST, 36.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 1,686 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°14'55" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 235, PAGE 93 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751

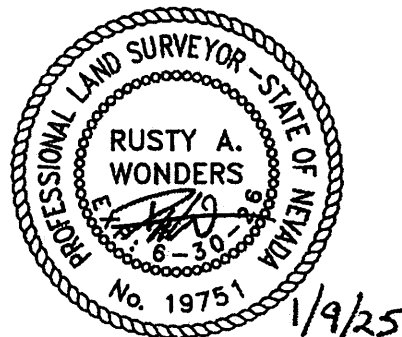
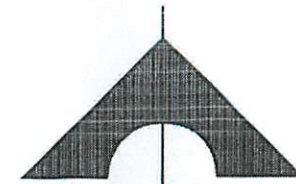


EXHIBIT "B" TO ACCOMPANY DESCRIPTION

OWNER: DURANGO ROBINDALE, LLC
APN: 176-09-301-008



NORTH

1" = 30'

C 1/4
SEC. 9



POINT OF
COMMENCEMENT

POINT OF
BEGINNING

382.32'

N18°23'29"W
36.39'

OR: 20220214: 01021

BASIS OF BEARINGS
N89°14'55"E 2656.17'

102.31'

AREA =
1,686 S.F. ±

$\Delta=6^{\circ}19'30''$ R=885.00'
L=97.70' T=48.90'

ROBINDALE ROAD
PUBLIC RIGHT-OF-WAY
OR: 19991012: 00525

S18°23'29"E
(R)

2171.54'

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