

LAW OFFICES OF JOHN BENEDICT

2190 East Pebble Road, Suite 260

Las Vegas, Nevada 89123

Telephone: (702) 333-3770

Facsimile: (702) 361-3685

Email: John@Benedictlaw.com

September 25, 2024

Via Electronic Mail to falcona@cityofnorthlasvegas.com:

Adriana Falcon

Department of Public Works

City of North Las Vegas

2250 Las Vegas Boulevard North

North Las Vegas, NV 89030

***Re: 2970 Lincoln Rd., Las Vegas, Nevada, further known by APN: 140-18-602-001
(the "Property").***

Dear Ms. Falcon:

As you may recall, this firm is counsel for RCG U48 LAS VEGAS LTD (the "Owner"), the Owner of the above-referenced Property. Accordingly, we submit this correspondence and the Vacation Application on behalf of the Owner.

After review of the Amended Preliminary Title Report from First American Title Company with a Commitment Date of April 16, 2024, we are requesting the vacation of Public Utility Easement referenced in Exceptions 13, 14, and 18. Enclosed is a true and correct copy of the Preliminary Title Report dated April 16, 2024, and Exceptions 13 and 14 were recorded on July 26, 2007, and November 7, 2008, respectively, between the City of North Las Vegas and Far East Aluminum Works Corp ("Exception 13", and "Exception 14", respectively). Likewise, Exception 18 was recorded on October 7, 2019, between the City of North Las Vegas and SFM2G, LLC ("Exception 18"). However, Exceptions 13, 14, and 18 are municipal-related easements with the Property's previous owner. They have now been superseded by Exception 20, which was recorded on February 24, 2022, between the City of North Las Vegas and PSIF EBS Lincoln LLC ("Exception 20" – also enclosed). The Owner assumed Exception 20 when it purchased the Property. Thus, Exceptions 13, 14, and 18 are rendered redundant and are completely superseded by Exception 20, and they should thus be vacated. There are no existing utilities. Please contact the undersigned with any questions or comments to address the matters set forth in this letter.

Sincerely,

/s/ John Benedict

John Benedict

cc: Client (via email only)