

Comments



Separator Sheet

City of Las Vegas
ANSEN CLAIM FOR REFUND FORM

4-NOV-2010

Date prepared

Invoice # : _____
(Invoice # assigned by Finance)

DARLINE REEDER, OSII
Preparer's name

Service Address: _____

Refund Amount: 1,000.00

IKE Gaming, Inc. _____

Payee Name

c/o Joe Woody, CFO _____

Attention to:

107 N. 6th Street 3rd Floor _____

Address

Las Vegas, NV 89101 _____

City, State, Zip Code

Return of Cash Bond?

(click below for "Yes" "No" options)

No

For the following : VAC-36478
(Application Number and Template Type)

Reason for Refund:

The Vacation procedure was not necessary per Steve Gebeke,
Planning supervisor.

Claimant Signature

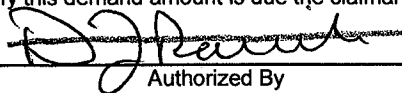
Phone Number

**Original Forms must be submitted - no
fax copies will be accepted.**

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

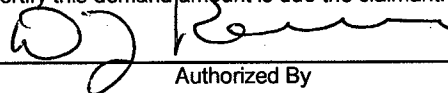
I certify this demand amount is due the claimant:


Authorized By

Title

Date

I certify this demand amount is due the claimant:


Authorized By

DOUG RANKIN, AICP, PLANNING MANAGER

Title

04 November, 2010
Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	500.00	100%	500.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning			0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)	500.00	100%	500.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded:

1,000.00

Darline Reeder

From: Steve Gebeke
Sent: Thursday, October 14, 2010 3:21 PM
To: Darline Reeder; Carman Burney
Subject: VAC-36478

Please refund all fees associated with VAC-36478, as the case is not needed. Thanks.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

Bruce A. Leslie, Chtd.
bleslie@armstrongteasdale.com

MISSOURI KANSAS ILLINOIS NEVADA SHANGHAI

August 19, 2010

VIA E-MAIL – GKAPOVICH@LASVEGASNEVADA.GOV
VIA REGULAR MAIL

Greg Kapovich
Planner 1
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

Re: IKE Gaming, Inc. - Application for Vacation of Alleyway
Case # VAC-36478

Dear Mr. Kapovich:

Please accept this letter as our formal notice requesting abeyance of the Application for Vacation of Alleyway filed by IKE Gaming, Inc. (Case # VAC-36478) on October 22, 2009.

The market for financing casino projects has changed since we began this process. IKE Gaming is reviewing its alternatives. We are in discussion with the City Attorney's office and Public Works on possible alternatives.

Please abey the case to the November 18, 2010 meeting.

If you have any questions please feel free to contact me. Thank you for your assistance with this matter.

Sincerely,



Bruce A. Leslie, Chtd.

BAL/tsb

cc: Joe Woody (via email - jwoody@exber.net)
Mike Nolan (via email - mnolan@exber.net)

RECEIVED

AUG 19 2010

Bruce A. Leslie, Chtd.
bleslie@armstrongteasdale.com


ARMSTRONG TEASDALE LLP

ILLINOIS

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ATTORNEYS AT LAW

March 24, 2009

VIA E-MAIL – GKAPOVICH@LASVEGASNEVADA.GOV

Greg Kapovich, Planner 1
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

**Re: IKE Gaming, Inc. - Application for Vacation of Alleyway
Case # VAC-36478**

Dear Mr. Kapovich:

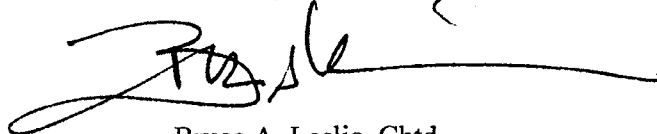
Please accept this letter as our formal notice requesting abeyance of the Application for Vacation of Alleyway filed by Ike Gaming, Inc. (Case # VAC-36478) on October 22, 2009.

IKE Gaming is attempting to get the adjoining landowners to agree on a cross access easement agreement and to obtain their signatures. The more there are discussions on this, the more changes we have had to make.

Please abey the case to the May 27, 2010 meeting.

If you have any questions please feel free to contact me. Thank you for your assistance with this matter.

Sincerely,



Bruce A. Leslie, Chtd.

BAL/tsb

cc: Joe Woody (Via Email – jwoody@exber.net)
Mike Nolan (Via Email – mnolan@exber.net)

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MAR 24 2010

Carman Burney

From: Steve Swanton
Sent: Wednesday, March 10, 2010 4:42 PM
To: Carman Burney
Subject: FW: IKE Gaming, Inc. - Application of Vacation of Alleyway - VAC-36478 [IWOV-IDOCS.FID237480]

Please place this item on the 04/22 PC agenda at the applicant's request. At this time we do not have any revised exhibits or other updated materials.

Steve Swanton, AICP
Senior Planner
Planning and Development Department
City of Las Vegas

♦ ♦ ♦

Voice: 702-229-4714

Fax: 702-384-1397

sswanton@lasvegasnevada.gov

From: Tara Baugh [<mailto:tbaugh@ArmstrongTeasdale.com>]
Sent: Wednesday, March 10, 2010 4:24 PM
To: Steve Swanton
Cc: Bruce A. Leslie; Joe Woody; Mike Nolan
Subject: IKE Gaming, Inc. - Application of Vacation of Alleyway - VAC-36478 [IWOV-IDOCS.FID237480]

Mr. Swanton:

I am contacting you regarding IKE Gaming, Inc.'s Application of Vacation of Alleyway (VAC-36478). The matter is currently set for the March 25, 2010 Planning Commission agenda. Unfortunately, IKE Gaming needs more time to gather the consent/signatures of the abutting landowners in preparation for the Planning Commission Meeting. Can you please reschedule us for the April agenda and confirm? If you have any questions or would like to discuss please feel free to contact us. Thank you for your assistance with this matter.

Tara S. Baugh
ARMSTRONG TEASDALE LLP
Legal Assistant to Bruce A. Leslie, Esq.
317 S. 6th Street
Las Vegas, NV 89101
Telephone: (702)678-5070 ext. 2945
Facsimile: (702)878-9995
Email: tbaugh@armstrongteasdale.com

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Extraction List



Separator Sheet

PARCELS 7
LABELS 6

Report of All Selected Parcels

Case Number: VAC-36478

Printed On: Fri: November 13, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13934612003
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13934512027
HENRY J PPTYS LAS VEGAS L L C	11912 KANIS RD #F-1 LITTLE ROCK AR	13934512028
JASAA INC	209 N 7TH ST LAS VEGAS NV	13934612002
JASAA INC	1255 CORPORATE CENTER #PH-10 MONTEREY PARK CA	13934612001
NEIGHBORHOOD HOUSING SERV S NV	1849 CIVIC CENTER DR NO LAS VEGAS NV	13934512030
S & J GROUP INC	209 N 7TH ST LAS VEGAS NV	13934512029

Comments



Separator Sheet

Carman Burney

From: Steve Swanton
Sent: Tuesday, January 26, 2010 4:23 PM
To: Carman Burney
Cc: Steve Gebeke
Subject: FW: IKE GAMING, INC. - Vacation of Alleyway (VAC-36478) [IWOV-IDOCS.FID237480]

FYI and for file.

Steve Swanton, AICP
Senior Planner
Planning and Development Department
City of Las Vegas

♦ ♦ ♦

Voice: 702-229-4714
Fax: 702-384-1397
sswanton@lasvegasnevada.gov

From: Tara Baugh [mailto:tbaugh@ArmstrongTeasdale.com]
Sent: Tuesday, January 26, 2010 4:12 PM
To: Steve Swanton
Cc: Bruce A. Leslie; Joe Woody; Mike Nolan
Subject: IKE GAMING, INC. - Vacation of Alleyway (VAC-36478) [IWOV-IDOCS.FID237480]

Mr. Swanton:

Pursuant to our telephone conference yesterday I spoke with Mr. Leslie and he asked for the IKE GAMING, INC. (Vacation of Alleyway) matter to be taken off of the February 25, 2010 meeting and moved to the March 25, 2010 meeting. If you have any questions or need further assistance please do not hesitate to contact me. Thank you for your assistance with this matter.

Tara S. Baugh
ARMSTRONG TEASDALE LLP
Legal Assistant to Bruce A. Leslie, Esq.
317 S. 6th Street
Las Vegas, NV 89101
Telephone: (702)678-5070 ext. 2945
Facsimile: (702)878-9995
Email: tbaugh@armstrongteasdale.com

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Bruce A. Leslie, Chtd.
bleslie@armstrongteasdale.com

ARMSTRONG TEASDALE LLP

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ATTORNEYS AT LAW

November 24, 2009

**VIA E-MAIL –
JBOYLES@LASVEGASNEVADA.GOV**

Jonathan B. Boyles, Planner 1
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

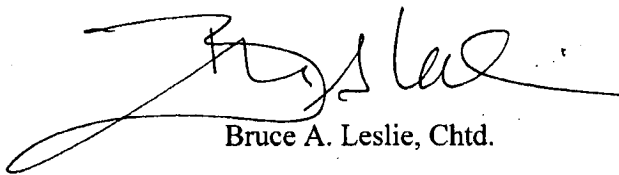
**Re: IKE Gaming, Inc. - Application for Vacation of Alleyway
Case # VAC-36478**

Dear Jonathan:

Please accept this letter as our formal notice requesting abeyance of the Application for Vacation of Alleyway filed by Ike Gaming, Inc. (Case # VAC-36478) on October 22, 2009.

IKE Gaming wishes to address issues raised by your staff and attempt to satisfy their concerns. Please abey the case to the January 28, 2010 meeting. If you have any questions please feel free to contact me. Thank you for your assistance with this matter.

Sincerely,



Bruce A. Leslie, Chtd.

BAL/tsb

cc: Joe Woody (Via Email – jwoody@exber.net)
Mike Nolan (Via Email – mnolan@exber.net)

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DEC - 1 2009

Bruce A. Leslie, Chtd.
bleslic@armstrongteasdale.com

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ATTORNEYS AT LAW

December 29, 2009

**VIA E-MAIL –
JBOYLES@LASVEGASNEVADA.GOV**

Jonathan B. Boyles, Planner 1
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

**Re: IKE Gaming, Inc. - Application for Vacation of Alleyway
Case # VAC-36478**

Dear Mr. Boyles:

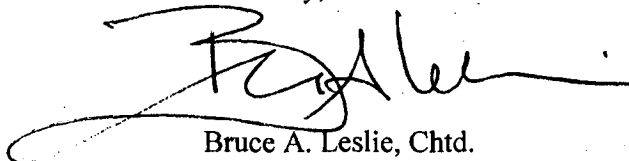
Please accept this letter as our formal notice requesting abeyance of the Application for Vacation of Alleyway filed by Ike Gaming, Inc. (Case # VAC-36478) on October 22, 2009.

IKE Gaming is attempting to get the adjoining landowners to agree on a cross access easement agreement. It is also investigating the options for fire and garbage access in lieu of dedicating land for a turn around. One option we want to explore with your department is providing gated access on each end of the alley.

Please abey the case to the February 25, 2010 meeting.

If you have any questions please feel free to contact me. Thank you for your assistance with this matter.

Sincerely,



Bruce A. Leslie, Chtd.

BAL/tsb

cc: Joe Woody (Via Email – jwoody@exber.net)
Mike Nolan (Via Email – mnolan@exber.net)

RECEIVED
DEC 30 2009

Bruce A. Leslie, Chtd.
bleslie@armstrongteasdale.com



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ATTORNEYS AT LAW

January 20, 2010

**Via Email – greid@lasvegasnevada.gov and
Via Facsimile – 474-7599**

Gary Reid
Senior Engineering Associate
City of Las Vegas
Public Works Department
City Hall, Fourth Floor
400 Stewart Avenue
Las Vegas, NV 89101

RE: IKE GAMING, INC. – ALLEY VACATION - #36478

Dear Mr. Reid:

As we discussed earlier this afternoon, IKE Gaming, Inc. would like to amend its justification letter and propose different circumstances under which it is requesting a vacation of the alleyway.

Specifically, it would like to abandon the idea of a turnaround in the middle of the alleyway. The location of the utilities has made this expensive, in addition to creating design problems. It would like to amend the application to provide for gates on each end of the alley restricting access. Those gates would begin on the property side of the sidewalk. Although the specifics are yet to be worked out, there would be some controlled access mechanism, whether a key code, card, or otherwise. Whichever alternative is selected, there would be access for the fire department, garbage collection, City access for maintaining the sewer, other easement user access, and landowner access. It is probable there would be some automatic feature, so if you were in the vacated alley the gate would automatically open when the vehicle approached it. It is unclear whether the gate would roll open or be a drawbridge style gate. Whatever the case, IKE Gaming anticipates a joint access agreement with all of the adjacent landowners addressing circumstances normal for this type of relationship.

We see the first step in this process to be obtaining your positive input to the idea. With your conditioned approval, the next step would be to obtain the execution of a joint access agreement. My client does not want to spend the time chasing the joint access agreement if the

317 SOUTH SIXTH STREET | LAS VEGAS, NEVADA 89101 | TEL: 702.678.5070 | FAX: 702.878.9995

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JAN 20 2010

Gary Reid
January 20, 2010
Page 2



ARMSTRONG TEASDALE LLP

idea is not acceptable. At this time it would not, under any circumstance, wish to proceed with the "turnaround" dedication as initially proposed.

If I can be of further assistance please feel free to contact me. Thanking you in advance for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Leslie", with a long horizontal flourish extending to the right.

Bruce A. Leslie, Chtd.

BAL/tsb

cc: Steve Swanton (sswanton@lasvegasnevada.gov)
Mike Nolan (via email - MNolan@exber.net)
Joe Woody (via email - JWoody@exber.net)
Kenny Epstein (via email - KEpstein@exber.net)

Memorandum

City of Las Vegas Department of Public Works Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkki, Survey (FM, PM, & A's only)
Date: November 24, 2009
Re: **VAC-36478** IKE Gaming, Inc. West of 7th Street, between Ogden Avenue and Stewart Avenue
Request for a Petition of Vacation of a public alley

We present the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform, as it will completely eliminate a public alley.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since public alleys are not primary traffic handling roadways. In addition, the applicant has proposed that the bulk of the alley remain as a private alley, continuing to provide trash collection access and other alley functions.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Partially. The Vacation is proposed by the owner of two of the six abutting properties, to begin the process of development of a recreational amenity for the El Cortez Hotel, which has not yet been submitted for Site Plan Review. However, the remaining 4 parcel owners have not indicated approval of the Vacation, which could have substantial impact on their operation.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *The bulk of the alley is proposed to remain as a private alley, but dead-ending into a wall or fence at the southern property; dead-end alleys are not allowed, so a condition is proposed to require a turn-around termination.*
- G. Does the Department of Public Works have an objection to this vacation request? *Yes. Since the proposed plan of retaining the bulk of the alley as a private access relies on non-applicant property owners allowing the use of their (post-Vacation) private property for joint access, Public Works cannot recommend approval of this action absent those property owners' agreement. Proof of agreement by those owners is recommended if this action is approved.*

Public Works recommends **DENIAL** of this Petition of Vacation. If approved, the following conditions are recommended:

CONDITIONS OF APPROVAL:

- 1. The limits of this Petition of Vacation shall be defined as the full-width of the public alley located west of 7th Street, between Ogden Avenue and Stewart Avenue, except as amended by conditions herein.
- 2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, shall provide a schedule of when such reclamation will occur, and shall include signed affidavits from each affected property owner agreeing to the plan. The plan must also show how subsequent improvements, in accordance with the submitted Exhibit "A", will not result in a "dead-end" termination of the alleyway; appropriate easements or right-of-way for a turn-around acceptable to the City Traffic Engineer shall be provided to terminate the remaining alley (public or private, as appropriate) prior to or concurrent with recordation of the Order of Vacation. The plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
- 3. This Petition of Vacation shall be modified to reserve a 20-foot public sewer easement overlying the existing public sewer main. This easement must maintain paved, all-weather drivable access to the manhole adjacent to APN# 139-34-612-003. No structures or landscaping over 30 inches are allowed within this easement. Alternatively, the applicant may provide a sewer relocation/abandonment plan acceptable to the Collection System Planning Section of the Department of Public Works prior to the recordation of the Order of Vacation. This Petition of Vacation shall not record until civil improvement plans for the sewer relocation/abandonment plan are approved by the City of Las Vegas and an easement for the new sewer alignment is submitted if required.
- 4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Comply with the recommendations of the approved Drainage Study. Alternatively, in lieu of a Technical Drainage Study, the entire 20-foot public alley may be reserved as a public drainage easement (to be privately maintained).
- 5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
- 6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/06/09
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT DETENTION & ENFORCEMENT	TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN GEORGE DORSEY (ADMIN OFFICER) TIM SHATTLER (DEPTY CHIEF SUPPORT SVCS)
SUBJECT: PETITION OF VACATION		
APPLICANT: IKE GAMING INC		
FILE NUMBER: VAC-36478		

A REQUEST HAS BEEN SUBMITTED BY IKE GAMING INC TO VACATE AN EXISTING 20-FOOT WIDE PUBLIC ALLEY GENERALLY LOCATED WEST OF SEVENTH STREET BETWEEN OGDEN AVENUE AND STEWART AVENUE, WARD 5 (BARLOW).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF PUBLIC ALLEY, TWENTY FEET (20') WIDE; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: NOVEMBER 17, 2009

PLANNING COMMISSION MEETING: DECEMBER 17, 2009

ATTACHMENT:
All others: location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/06/09
TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING	GARY REID REBECCA WHITLOCK RAUL CRUZ DAVID GUERRA CAROLYN CAVINESS JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER	
SUBJECT: PETITION OF VACATION APPLICANT: IKE GAMING INC FILE NUMBER: VAC-36478		

A REQUEST HAS BEEN SUBMITTED BY IKE GAMING INC TO VACATE AN EXISTING 20-FOOT WIDE PUBLIC ALLEY GENERALLY LOCATED WEST OF SEVENTH STREET BETWEEN OGDEN AVENUE AND STEWART AVENUE, WARD 5 (BARLOW).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF PUBLIC ALLEY, TWENTY FEET (20') WIDE; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE TO BART ANDERSON BY: NOVEMBER 17, 2009

PLANNING COMMISSION MEETING: DECEMBER 17, 2009

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/06/09
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	ANN AMOS MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	IKE GAMING INC	
FILE NUMBER:	VAC-36478	

A REQUEST HAS BEEN SUBMITTED BY IKE GAMING INC TO VACATE AN EXISTING 20-FOOT WIDE PUBLIC ALLEY GENERALLY LOCATED WEST OF SEVENTH STREET BETWEEN OGDEN AVENUE AND STEWART AVENUE, WARD 5 (BARLOW).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF PUBLIC ALLEY, TWENTY FEET (20') WIDE; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: NOVEMBER 17, 2009

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: DECEMBER 17, 2009

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

Legal Description



Separator Sheet

A REQUEST HAS BEEN SUBMITTED BY IKE GAMING INC TO VACATE AN EXISTING 20-FOOT WIDE PUBLIC ALLEY GENERALLY LOCATED WEST OF SEVENTH STREET BETWEEN OGDEN AVENUE AND STEWART AVENUE, WARD 5 (BARLOW).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF PUBLIC ALLEY, TWENTY FEET (20') WIDE; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COPY

A REQUEST HAS BEEN SUBMITTED BY IKE GAMING INC TO VACATE AN EXISTING 20-FOOT WIDE PUBLIC ALLEY GENERALLY LOCATED WEST OF SEVENTH STREET BETWEEN OGDEN AVENUE AND STEWART AVENUE, WARD 5 (BARLOW).

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COPY

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Alley

Project Address (Location) Alley bounded by 6th and 7th Streets, Ogden and Stewart Streets

Project Name El Cortez - Ogden House Expansion

Proposed Use breezeway

Assessor's Parcel #(s) 139-34-512-027 & 139-34-612-003

Ward # _____

General Plan: existing X proposed _____

Zoning: existing X proposed _____

Commercial Square Footage _____

Floor Area Ratio _____

Gross Acres _____

Lots/Units _____

Density _____

Additional Information _____

PROPERTY OWNER IKE Gaming, Inc.

Contact Mike Nolan

Address 600 Fremont Street

Phone: 385-5200

Fax: 474-3604

City Las Vegas

State Nevada

Zip 89101

E-mail Address MNolan@exber.net

APPLICANT IKE Gaming, Inc.

Contact Mike Nolan

Address 600 Fremont Street

Phone: 385-5200

Fax: 474-3604

City Las Vegas

State Nevada

Zip 89101

E-mail Address MNolan@exber.net

REPRESENTATIVE Bruce A. Leslie

Contact _____

Address 317 S. 6th Street

Phone: 678-5070

Fax: 878-9995

City Las Vegas

State Nevada

Zip 89101

E-mail Address bleslie@armstrongteasdale.com

Property Owner Signature* Mike Nolan

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

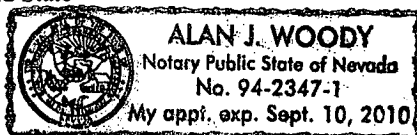
Print Name Mike Nolan

Subscribed and sworn before me

This 16th day of October, 20 09

Alan J. Woody

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #

VAC-36478

Meeting Date:

12-17-09

Total Fee:

Date Received:*

10-22-09

Received By:

F.S

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



ROSS MILLER
Secretary of State
204 North Carson Street, Ste 1
Carson City, Nevada 89701-4299
(775) 684 5708
Website: www.nvsos.gov

Certificate of Amendment
(PURSUANT TO NRS 78.385 AND 78.390)

Filed in the office of 	Document Number 20080533493-27
Ross Miller Secretary of State State of Nevada	Filing Date and Time 08/08/2008 3:27 PM
	Entity Number C1966-1962

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Amendment to Articles of Incorporation
For Nevada Profit Corporations
(Pursuant to NRS 78.385 and 78.390 - After Issuance of Stock)

1. Name of corporation:

Exber, Inc.

2. The articles have been amended as follows: (provide article numbers, if available)

The Articles of Incorporation filed on September 18, 1972, provided in the "FIRST" Article:
"The name of this Corporation is Exber, Inc."

This Amendment to Articles of Incorporation is hereby filed to amend the "FIRST" Article to read as follows:

"The name of this Corporation is IKE Gaming, Inc."

3. The vote by which the stockholders holding shares in the corporation entitling them to exercise a least a majority of the voting power, or such greater proportion of the voting power as may be required in the case of a vote by classes or series, or as may be required by the provisions of the articles of incorporation* have voted in favor of the amendment is:

7/17/2008

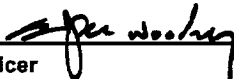
4. Effective date of filing: (optional)

(must not be later than 90 days after the certificate is filed)

5. Signature: (required)

X

Signature of Officer

 Secretary

*If any proposed amendment would alter or change any preference or any relative or other right given to any class or series of outstanding shares, then the amendment must be approved by the vote, in addition to the affirmative vote otherwise required, of the holders of shares representing a majority of the voting power of each class or series affected by the amendment regardless to limitations or restrictions on the voting power thereof.

IMPORTANT: Failure to include any of the above information and submit with the proper fees may cause this filing to be rejected.

This form must be accompanied by appropriate fees.

Nevada Secretary of State Amend Profit-After
Revised: 7-1-08

STATE OF NEVADA

ROSS MILLER
Secretary of State



SCOTT W. ANDERSON
Deputy Secretary
for Commercial Recordings

OFFICE OF THE
SECRETARY OF STATE

Certified Copy

August 11, 2008

Job Number: C20080811-0360
Reference Number: 00001971781-24
Expedite:
Through Date:

The undersigned filing officer hereby certifies that the attached copies are true and exact copies of all requested statements and related subsequent documentation filed with the Secretary of State's Office, Commercial Recordings Division listed on the attached report.

Document Number(s)	Description	Number of Pages
20080533493-27	Amendment	1 Pages/1 Copies



Respectfully,

ROSS MILLER
Secretary of State

By

Certification Clerk

Commercial Recording Division
202 N. Carson Street
Carson City, Nevada 89701-4069
Telephone (775) 684-5708
Fax (775) 684-7138

UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS OF

IKE GAMING, INC.

FOR ANNUAL MATTERS

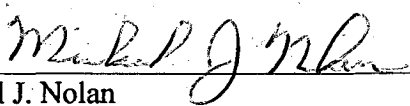
The undersigned, constituting all of the members of the Board of Directors of **IKE GAMING, INC.**, a Nevada corporation, do hereby consent to the adoption of, and adopt, the following preambles and resolutions pursuant to Section 78.315(2) of the Nevada Revised Statutes.

RESOLVED: That all activities and transactions reflected on the books and records of the Corporation to date are deemed to have been taken in the best interest of the Corporation and the same are hereby ratified, affirmed, and approved.

RESOLVED: That the following persons be elected to the offices of President, Vice President, CEO, COO, CFO, Secretary and Treasurer to serve until the election and qualification of their successor:

President:	Ike Lawrence Epstein
Vice President:	Michael J. Nolan
CEO:	Irving K. Epstein
COO:	Michael J. Nolan
CFO:	Alan J. Woody
Secretary:	Alan J. Woody
Treasurer:	Alan J. Woody

IN WITNESS WHEREOF, the undersigned have duly executed this Consent as the dated this _____ day of October, 2009.



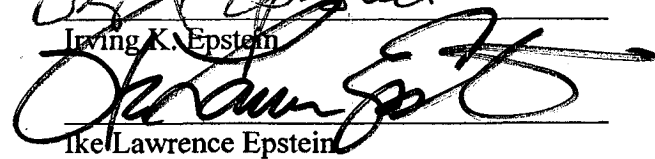
Michael J. Nolan



Alan J. Woody



Irving K. Epstein



Ike Lawrence Epstein

(PROFIT) ANNUAL LIST OF OFFICERS, DIRECTORS AND REGISTERED AGENT AND
STATE BUSINESS LICENSE APPLICATION OF:

FILE NUMBER

IKE GAMING, INC.
NAME OF CORPORATION

C1966-1962

FOR THE FILING PERIOD OF NOVEMBER 2009 TO NOVEMBER 2010



110101

YOU MAY FILE THIS FORM ONLINE AT www.nvsos.gov

The entity's duly appointed registered agent in the State of Nevada upon whom process can be served is:

BRUCE A. LESLIE, CHTD.
317 S. 6TH STREET
LAS VEGAS, NV 89101

Filed in the office of

Ross Miller
Secretary of State
State of Nevada

Document Number

20090765097-55

Filing Date and Time

10/29/2009 10:18 AM

Entity Number

C1966-1962

A FORM TO CHANGE REGISTERED AGENT INFORMATION IS FOUND AT: www.nvsos.gov

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

☐ Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

1. Print or type names and addresses, either residence or business, for all officers and directors. A President, Secretary, Treasurer, or equivalent of and all Directors must be named. There must be at least one director. An Officer must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
2. If there are additional officers, attach a list of them to this form.
3. Return the complete form with the filing fee. Annual list fee is based upon the current total authorized stock as explained in the Annual List Fee Schedule For Profit Corporations. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
4. State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
5. Make your check payable to the Secretary of State.
6. **Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
7. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
8. Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

CHECK ONLY IF APPLICABLE

- ☐ Pursuant to NRS, this entity is exempt from the business license fee. Exemption code:
- ☒ Month and year your State Business License expires: 20
- ☐ This corporation is a publicly traded corporation. The Central Index Key number is:
- ☐ This publicly traded corporation is not required to have a Central Index Key number.

Section 7(2) Exemption Codes

- 001 - Governmental Entity
002 - 501(c) Nonprofit Entity
003 - Home-based Business
005 - Motion Picture Company

NAME IKE LAWRENCE EPSTEIN	TITLE(S) PRESIDENT (OR EQUIVALENT OF)
ADDRESS 107 N. 6TH STREET	CITY LAS VEGAS
	STATE NV
	ZIP CODE 89101
NAME ALAN J. WOODY	TITLE(S) SECRETARY (OR EQUIVALENT OF)
ADDRESS 107 N. 6TH STREET	CITY LAS VEGAS
	STATE NV
	ZIP CODE 89101
NAME ALAN J. WOODY	TITLE(S) TREASURER (OR EQUIVALENT OF)
ADDRESS 107 N. 6TH STREET	CITY LAS VEGAS
	STATE NV
	ZIP CODE 89101
NAME IKE LAWRENCE EPSTEIN	TITLE(S) DIRECTOR
ADDRESS 107 N. 6TH STREET	CITY LAS VEGAS
	STATE NV
	ZIP CODE 89101

I declare, to the best of my knowledge under penalty of perjury, that the above mentioned entity has complied with the provisions of sections 6 to 18 of AB 146 of the 2009 session of the Nevada Legislature and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X
Signature of Officer

Title
Secretary

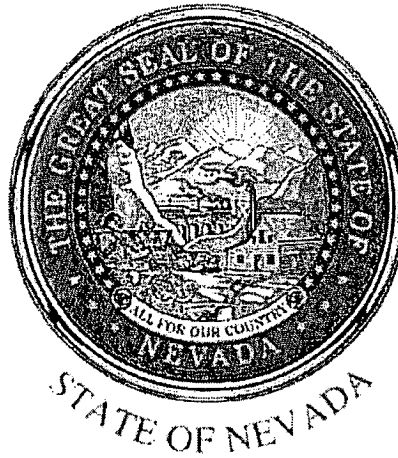
Date
10-30-09

Nevada Secretary of State Annual List Profit
Revised: 8-27-09

**ATTACHMENT TO ANNUAL LIST OF OFFICERS, DIRECTORS AND
REGISTERED AGENT AND STATE BUSINESS LICENSE APPLICATION OF
IKE GAMING, INC.**

VICE PRESIDENT:	MICHAEL J. NOLAN 107 N. 6 TH STREET LAS VEGAS, NV 89101
CEO:	IRVING K. EPSTEIN 107 N. 6 TH STREET LAS VEGAS, NV 89101
COO:	MICHAEL J. NOLAN 107 N. 6 TH STREET LAS VEGAS, NV 89101
CFO:	ALAN J. WOODY 107 N. 6 TH STREET LAS VEGAS, NV 89101
DIRECTOR:	ALAN J. WOODY 107 N. 6 TH STREET LAS VEGAS, NV 89101
DIRECTOR:	IKE LAWRENCE EPSTEIN 107 N. 6 TH STREET LAS VEGAS, NV 89101
DIRECTOR:	MICHAEL J. NOLAN 107 N. 6 TH STREET LAS VEGAS, NV 89101

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

IKE GAMING, INC.

Nevada Business Identification # NV19621001601

Expiration Date: November 30, 2010

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

This license shall be considered valid until the expiration date listed above unless suspended or revoked in accordance with Title 7 of Nevada Revised Statutes.

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the Great Seal of State,
at my office on October 29, 2009



[Signature]
ROSS MILLER
Secretary of State

This document is not transferable and is not issued in lieu of any locally-required business license, permit or registration.

**You may verify this Nevada State Business License
online at www.nvsos.gov under the Nevada Business Search.**

STATE OF NEVADA

ROSS MILLER
Secretary of State

SCOTT W. ANDERSON
Deputy Secretary
for Commercial Recordings



OFFICE OF THE
SECRETARY OF STATE

Commercial Recording Division
202 N. Carson Street
Carson City, NV 89701-4069
Telephone (775) 684-5708
Fax (775) 684-7138

BRUCE A. LESLIE, CHTD.
317 SOUTH 6TH STREET
LAS VEGAS, NV 89101

Job: C20091029-1529
October 29, 2009

Special Handling Instructions:
alo, bl p/u

Charges

Description	Document Number	Filing Date/Time	Qty	Price	Amount
Annual List	20090765097-55	10/29/2009 10:18:39 AM	1	\$125.00	\$125.00
24 Hour Expedite	20090765097-55	10/29/2009 10:18:39 AM	1	\$75.00	\$75.00
Business License 10/2009-11/2009	20090765097-55	10/29/2009 10:18:39 AM	1	\$200.00	\$200.00
Total					\$400.00

Payments

Type	Description	Amount
Check	Check #1352	\$400.00
Total		\$400.00

Credit Balance: \$0.00

Job Contents:
File Stamped Copy(s): 1
Business License(s): 1

BRUCE A. LESLIE, CHTD.
317 SOUTH 6TH STREET
LAS VEGAS, NV 89101

Deed



Separator Sheet

800K 800
Am. I. R. S. \$ 44.00

642437

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That VIDA E. HARDY, a widow

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to EXBER, INC., a Nevada corporation

all that real property situate in the City of Las Vegas County of Clark
State of Nevada, bounded and described as follows:

Lot Nine (9) in Block Four (4) of Buck's Subdivision as shown by map thereof
on file in Book 1 of Plats, page 15, in the Office of the County Recorder of
Clark County, Nevada.

SUBJECT TO:

- (1) Taxes, for the fiscal year 1966-67 and subsequent thereto.
- (2) Public Improvement Bonds and/or Assessments on which all
matured installments of principal and interest have been
paid.
- (3) Restrictions, conditions, reservations, rights, rights of way,
and easements, now of record.



Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise
appertaining.

Witness BY hand this 12th day of May 1967

Vida E. Hardy
Vida E. Hardy

STATE OF NEVADA }
COUNTY OF Clark } SS.

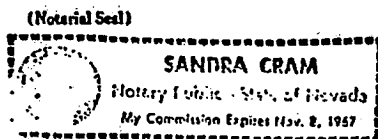
On May 18, 1967
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared

Vida E. Hardy

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that she
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

WITNESS my hand and official seal

Sandra Cram
Notary Public in and for Said County and State



THIS FORM COMPLIMENTS OF
Title Insurance and Trust Company

ESCROW NO. 14-106053-80 RECORDER'S
ORDER NO. 14-106053-80 INSTRUMENT NO.
WHEN RECORDED MAIL TO: Exber, Inc.

INST. NO. 642437
OFFICIAL RECORD BOOK NO. 800
RECORDED AT REQUEST OF

Title Insurance and Trust Company

JUN 1 9 06 AM '67

CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
FEE 900 DEPUTY

COPY

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Lampert Title
of Las Vegas

FORNIA FROM 24,"

COPY

AMERICAN FORM 3

36112100517

GRANT, BARGAIN, SALE DEED

THIS DEED WITNESSETH That ROBERT COHEN, an unmarried man and
GUARANTEE MORTGAGE CO., INC., a Nevada Corporation
 in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
EXBER, INC., a Nevada Corporation

all that real property situate in the _____ County of _____ Clark
 State of Nevada, bounded and described as follows:

Lot One (1) in Block Four (4) and Lots Two (2) through Eight (8) inclusive in
 Block Eleven (11), of ROCKS SUBDIVISION, as shown by map thereof on file in
 Book 1 of Plate, page 15, in the Office of the County Recorder of Clark County,
 Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 1986-87
 2. Rights of way, reservations, restrictions, easements and conditions
 of record.

Together with all and singular the covenants, conditions and appurtenances hereto belonging or in anywise appertaining.

Witness my hand and seal this 5th day of September, 1986
Robert Cohen GUARANTEE MORTGAGE CO., INC.
 By: Robert Cohen, President

State of Nevada
 County of Clark
 On this 5th day of September, 1986
 personally appeared before me, a Notary Public in and for said
 County and State, Robert Cohen

Known to me to be the person whose name is subscribed to and who executed
 the foregoing instrument, and acknowledged to me that he executed the same
 for the purposes and consideration therein expressed.

Sandra Verchick
 My Comm. Ex. to Not. Pub. and Sec. Not. Pub. and Sec. Not. Pub. and Sec.



SANDRA VERCHICK
 Notary Public in and for Nevada
 CLARK COUNTY

ESCROW NO. 6460059 -2a

WHEN RECORDED MAIL TO: EXBER, INC., c/o Larry Dolish,
600 Fremont Street, Las Vegas, NV 89101

CLARK COUNTY, NEVADA
 JAMES L. KENT, RECORDER
 RECORDED AT REQUEST OF
 LAWYERS TITLE INS. CORP.

SEP 21 8 00 AM '86
 OFFICIAL RECORDS
 CLARK COUNTY, NEVADA

361121 00517

COPY

AMERICAN FORM 3

3 6 1 1 2 1 0 0 5 1 7

GRANT, BARGAIN, SALE DEED

THIS DEED BEING WITNESSED BY THAT ROBERT COHEN, an unmarried man and GUARANTEE MORTGAGE CO., INC., a Nevada Corporation

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to EXBER, INC., a Nevada Corporation

all the said property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lot One (1) in Block Four (4) and Lots Two (2) through Eight (8) inclusive in Block Eleven (11), of ROCKS SUBDIVISION, as shown by map thereof on file in Book 1 of Plats, page 15, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 1986-87
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand and seal this 5th day of September, 19 86

Robert Cohen
Robert Cohen

GUARANTEE MORTGAGE CO., INC.

By: Robert Cohen, Pres.

State of Nevada
County of Clark

On this 5th day of September, 19 86

personally appeared before me, a Notary Public in and for said

County and State, Robert Cohen

Known to me to be the person described to me and who executed the foregoing instrument, and he is the only person whose name is on the instrument.

Sandra Verchick
Notary Public in and for the State of Nevada



SANDRA VERCHICK
Notary Public in and for the State of Nevada
CLARK COUNTY

My Commission Expires 09-11-1990

SCROW NO. 8660069-2a

WHEN RECORDED MAIL TO: EXBER, INC., c/o Larry Dolish,
600 Fremont Street, Las Vegas, NV 89101

CLARK COUNTY NEVADA
DEPUTY RECORDER
RECORDED AT REQUEST OF
LAWYER TITLE INS CORP.

SEP 21 8 00 AM '86

5th DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

861121

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COPY

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THE

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Lawyers Title
of Las Vegas

330 SOUTH THIRD STREET
ALBANY, NEW YORK

COPY

BOOK 800
A.R.S. § 44.00

642437

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That VIDA E. HARDY, a widow

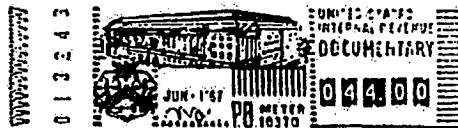
in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to EXBER, INC., a Nevada corporation

all that real property situate in the City of Las Vegas County of Clark
State of Nevada, bounded and described as follows:

Lot Nine (9) in Block Four (4) of Buck's Subdivision as shown by map thereof
on file in Book 1 of Plats, page 15, in the Office of the County Recorder of
Clark County, Nevada.

SUBJECT TO:

- (1) Taxes, for the fiscal year 1966-67 and subsequent thereto.
- (2) Public Improvement Bonds and/or Assessments on which all
matured installments of principal and interest have been
paid.
- (3) Restrictions, conditions, reservations, rights, rights of way,
and easements, now of record.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining.

Witness my hand this 12th day of May, 1967

Vida E. Hardy
Vida E. Hardy

STATE OF NEVADA }
COUNTY OF Clark } SS.

On May 18, 1967
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared

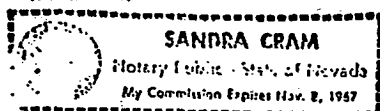
Vida E. Hardy

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that she
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

WITNESS my hand and official seal

Sandra Cram
Notary Public in and for Said County and State

(Notarial Seal)



THIS FORM COMPLIMENTS OF
Title Insurance and Trust Company

ESCROW NO. 1 RECORDER'S
ORDER NO. LV-106053-80 INSTRUMENT NO.
WHEN RECORDED MAIL TO: Exber, Inc.

INST. NO. 642437
OFFICIAL RECORD BOOK NO. 800
RECORDED AT REQUEST OF

Title Insurance and Trust Company

JUN 1 9 06 AM '67

CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
FEE per DEPUTY

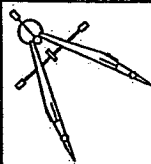
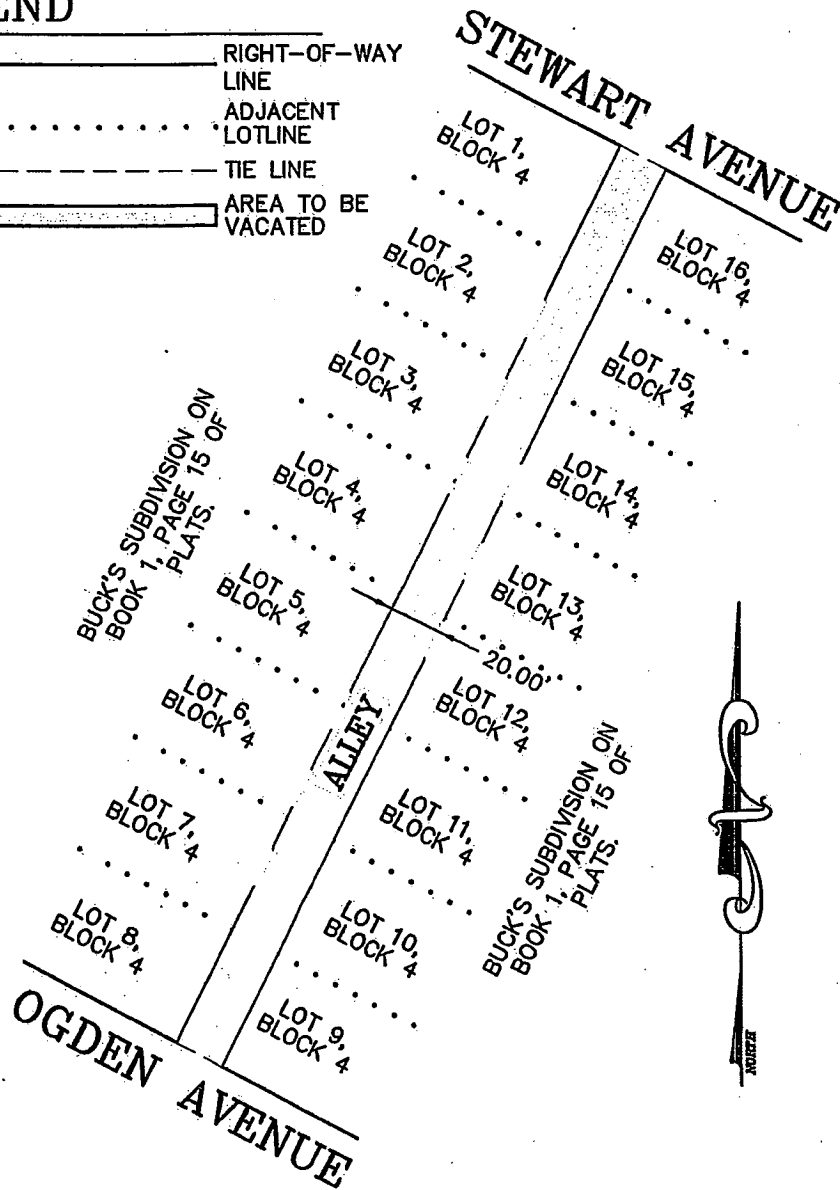
COPY

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EXHIBIT "B"

LEGEND

-  RIGHT-OF-WAY LINE
-  ADJACENT LOTLINE
-  TIE LINE
-  AREA TO BE VACATED



LOCHSA SURVEYING
6345 S. JONES BLVD., STE 200
LAS VEGAS, NV. 89118
PHONE: (702) 365-9312
FAX: (702) 320-1769

VACATION
EXHIBIT "B"

SHT.
1
OF
1

VAC-36478

RECEIVED
NOV - 2 2009

COPY

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

Bruce A. Leslie, Chtd.
bleslie@armstrongteasdale.com


ARMSTRONG TEASDALE LLP

ILLINOIS

KANSAS

MISSOURI

NEVADA

SHANGHAI

ATTORNEYS AT LAW

October 22, 2009

RECEIVED
NOV - 2 2009

VIA HAND DELIVERY

City of Las Vegas
Attn: Planning and Development
731 S. 4th Street
Las Vegas, NV 89101

RE: EL CORTEZ – OGDEN HOUSE VACATION OF ALLEYWAY

To Whom it May Concern:

This office represents the applicant, IKE Gaming, Inc. (IKE Gaming) f/k/a Exber, Inc., d/b/a El Cortez Hotel and Casino in the above-referenced matter. This application is for a vacation of an alleyway. This vacation is requested to compliment the already completed renovation of the Ogden House, now rebranded Cabana Suites, and is necessary for the proposed future expansion and development of the El Cortez adjacent parking lot. IKE Gaming will be submitting other applications at a later date for the Proposed Expansion, described below.

This vacation is viewed as the second step in the expansion process. The first step was the redevelopment of the Cabana Suites f/k/a the Ogden House. IKE Gaming spent Eight Million Dollars (\$8M) completing this first phase of the project. This work consisted of an entire renovation of the interior and exterior of the Ogden House, and the re-branding of the property to Cabana Suites. The next step in the El Cortez redevelopment is a pool and patio project to be built on the valet parking lot and alleyway adjacent to the Cabana Suites (the "Proposed Expansion"). That alleyway will be promptly converted to a courtyard that compliments and transitions the entrance of the hotel and later provides pedestrian access to the pool.

The area for which applicant is seeking a vacation is generally described as: the alleyway running between Stewart Street and Ogden Street in parallel to 6th and 7th Streets ("Alleyway"). That area is marked by hand on the attached assessor's parcel map, Attachment #1. It is also identified on the survey by LOCHSA SURVEYING, Attachment #2.

Real Property Impacted by Proposed Vacation. As a preliminary manner, there will be two uses of the vacated alley: 1) the portion of the alleyway running between the parcels owned by IKE Gaming on which the courtyard linking the Proposed Expansion will be located (APN 139-34-512-027 and 139-34-612-003) ("Courtyard"); and 2) the remainder of the alley,

VAC-36478
01/28/10 PC

RECEIVED
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ARMSTRONG TEASDALE LLP

which continues to be used as a private alleyway, and is adjacent to parcels owned by S&J Group, Inc. (APN 139-34-512-029); Henry J PPTYS Las Vegas LLC (APN 139-34-512-028); JASSA Inc. (APN 139-34-612-001 and 002); Neighborhood Housing Services of Southern Nevada (APN 139-34-512-030); and IKE Gaming (whose parcel abuts the entire western edge of the alley) (APN 139-34-512-027) ("Private Alleyway").

A. Courtyard. With respect to the Courtyard, the relevant portion of the alley will be vacated in favor of the two adjacent parcels, both owned by IKE Gaming (APN 139-34-512-027 and 139-34-612-003). It is across this area that the Proposed Expansion will develop as a patio/sidewalk/garden, linking the Cabana Suites to the El Cortez swimming pool complex, which complex will be built on the area currently used as valet parking. A schematic drawing of the Proposed Expansion is attached hereto as Exhibit "A". The concept drawings for the proposed patio are enclosed as drawings A and #1 - 3.

B. Private Alleyway. With respect to the Private Alleyway, the relevant portion of the alley is abutted by property owned by the above-referenced non IKE Gaming parties on the eastern side. The western side is owned by IKE Gaming.

C. Easements & Utilities. If a turnaround is necessary or required, IKE Gaming proposes to dedicate a common access easement across its property (APN 139-34-512-027) for a turnaround to maintain garbage and emergency ingress and egress from Stewart Street.

It is intended that all existing utility easements remain in place. Given the existing intensive utility use of the alleyway, IKE Gaming previously dedicated a utility easement on its parcel APN 139-34-512-027 to facilitate expansion of the El Cortez Hotel and Casino and Cabana Suites. That dedication included IKE Gaming burying the power line in that newly dedicated underground easement.

We don't believe there are any street lights that need relocation or removal. One street light was relocated when the utilities were relocated underground as discussed above.

D. Adjacent Landowners. Those landowners have been contacted on several occasions, most recently by certified mail, and verbal support has been received from 3 of the 4. We will seek letters of support, if necessary.

E. Development Standards. At the present time IKE Gaming is not requesting any setbacks, streetscape, utilities or other waivers with reference to the Proposed Expansion, because no approvals for it are being requested. No parking study has been conducted because it is viewed that the Proposed Expansion and the loss of the valet parking area can be absorbed through existing on site parking.

VAC-36478
01/28/10 PC

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F. Further Justification. The Cabana Suites renovation vastly improved the surrounding streetscape. Its "hip" designed room renovation is designed to attract a younger, different, more affluent clientele to the downtown. That appeal fails when a hotel guest steps out the front door and is confronted with a rundown alleyway. Because of the guests' and El Cortez's security concerns related to the alley, the El Cortez has posted 24 hour security at the Cabana Suites. It continues to incur these unnecessary additional costs. Turning the adjacent vacated alleyway into the Courtyard will mitigate the security concerns, while creating a much more attractive streetscape and sense of "arrival".

G. Fees. Enclosed with this letter are two checks - \$500, plus \$500 for notification and advertising.

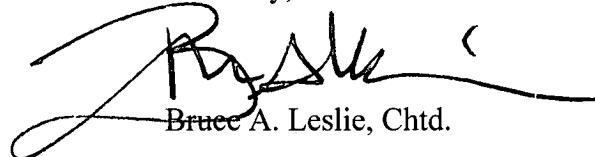
H. Application. Enclosed is the Application/Petition Form with Statement(s) of Financial Interests from all shareholders of IKE Gaming.

I. Grant Deeds. Attached as Exhibits "B" and "C" are copies of the vesting deeds for the IKE Gaming properties abutting the Alleyway.

J. In Closing. The Proposed Expansion will be a first of its kind in the downtown Las Vegas area creating a festive pool atmosphere, while creating additional employment opportunities for locals, as well as the additional tourist amenities that will facilitate the revitalization and redevelopment of downtown Las Vegas. The vacation is part of that expansion and creates a sense of arrival for both the visitors at the El Cortez, and for the guests at the newly renovated Cabana Suites f/k/a Ogden House. This type of pedestrian patio and passageway is needed today to finalize the approach from the El Cortez and to complete the vision created by the \$8 million renovation of the Cabana Suites.

Thank you for your consideration of this matter and please feel free to contact myself or Mike Nolan directly should you have any questions or concerns.

Sincerely,



Bruce A. Leslie, Chtd.

BAL/tsb

cc: Joe Woody (via email - jwoody@exber.net)
Mike Nolan (via email - mnolan@exber.net)
Alexandra Epstein (via email - aepstein@exber.net)

VAC-36478
01/28/10 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-36478** APN: 139-34-512-027 & 139-34-612-003

Name of Property Owner: Michael J. Nolan

Name of Applicant: IKE Gaming, Inc.

Name of Representative: Bruce A. Leslie

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

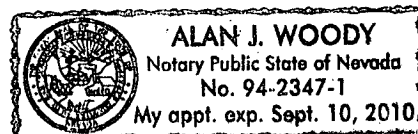
Signature of Property Owner: _____

Print Name: Michael J. Nolan

Subscribed and sworn before me

This 16th day of October, 2009

Alan J. Woody
Notary Public in and for said County and State



Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 11/04/2009 09:53 AM**Submitted By**

Page 1

A/P # 36478 **VACATION****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	11/02/2009 15:28	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAC-36478- VACATION - PUBLIC HEARING - APPLICANT: IKE GAMING, INC - OWNER: EXBER, INC - Petition to Vacate an existing 20-foot wide alley generally located between Ogden Avenue and Stewart Avenue, Ward 5 (Barlow)

Parent A/P #

Project # 36478	Project/Phase Name EL CORTEZ - OGDEN HOUSE EXPANS	Phase #
Size/Area 0.00	Size Description	Subdivision Code
Proposed Start	Proposed Stop	% Completed 0.00
% Complete Formula		

Property/Site Information**Parcel** 13934512027**Location****Owner/Tenant**

Contact ID AC1697884	Name EXBER INC	Organization
Mailing Address 107 N 6TH ST 3RD FLOOR		State/Province NV
City LAS VEGAS		Country
ZIP/PC 89101-4239		☐ Foreign
Day Phone		Evening Phone
Fax		Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses608 STEWART AVE
LAS VEGAS, 89101-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934512027

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 11/04/2009 09:53 AM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** APPL **Contact ID** AC1702058 ☐ **Foreign**
Effective **Expire**
Name IKE GAMING, INC
Day Phone (702)385-5200 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 600 FREMONT
LAS VEGAS, NV 89101
Seasonal Addr

Valid From **To**
Comments mike nolan

Primary N **Capacity** OWNER **Contact ID** AC1697884 ☐ **Foreign**
Effective **Expire**
Name EXBER INC
Day Phone **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 107 N 6TH ST 3RD FLOOR
LAS VEGAS, NV 89101-4239
Seasonal Addr

Valid From **To**
Comments No Comments

Primary Y **Capacity** OTHER **Contact ID** AC1702059 ☐ **Foreign**
Effective **Expire**
Name BRUCE LESLIE
Day Phone (702)678-5070 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)878-9995 **Mobile** **Profession**
E-Mail
Address 317 S 6TH
LAS VEGAS, 89101
Seasonal Addr

Valid From **To**
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	11/02/2009 15:31	500.00
NOTIFICATION & ADVERTISING FEE	P	11/02/2009 15:31	500.00
Total Unpaid		0.00	Total Paid 1000.00

Report Date 11/04/2009 09:53 AM

Submitted By

Page 3

Inspections

There are no Inspections for this Report

Review Activities

Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

Activity/Review Details

Detail SUBMITTAL CHECKLIST (VAC)

Modified By FSOLIS

Modified Date/Time 11/02/2009 15:28

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Assessors Parcel Map
- N Patent Reservation Document (for Patent Res. Vacations only)
- Y Vacation Exhibit (3 Folded/ 1 Rolled)
- Y Statement of Financial Interest
- Y Justification Letter
- Y Business Licensing Requirements Met
- N Business License Exempt

Detail PLANNING LEGAL DESCRIPTION

Modified By AOBODAI

Modified Date/Time 11/04/2009 09:47

Comments

No Comments

PLANNING LEGAL

Enter legal description

A REQUEST HAS BEEN SUBMITTED BY IKE GAMING INC TO VACATE AN EXISTING 20-FOOT WIDE PUBLIC ALLEY GENERALLY LOCATED WEST OF SEVENTH STREET BETWEEN OGDEN AVENUE AND STEWART AVENUE, WARD 5 (BARLOW).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF PUBLIC ALLEY, TWENTY FEET (20') WIDE; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

Report Date 11/04/2009 09:53 AM

Submitted By

Page 4

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
No Conditions					
Project #	A/P Type	Status	Stage	Relation	
No children exist for this project					
Planning Condition	Description	Effective	Expire	Comments	
There is no planning condition for this project.					
VACATION					
N Parent Project link required?					
N External (Utility) Comments required?					
Final City Council letter received					
Annotated minutes received					
Staff Recommendation					
Meeting Information					
Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes
12/17/2009	PC	SCHEDULED		0	0
FSOLIS	10/22/2009				0
Vacation Final Review Process CC Expiration Date Planning Received Legal Recorded Doc Number	Request for Legal Request for Order Comments	Devco Received Legal Order Received	Legal sent back to ROW Request for Recordation	Recorded Date	
There are no items in this list					
Template Type A/P #	A/P Type	Status	Stage		
No children exist for this project					
Employee Employee ID	Last	First	MI	Comments	
No Employee Entries					
Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	11/02/2009 15:32		0.00
LAURA WALKER; ARMSTONG TEASDALE FOR EL CORTEZ; CK#S 106306 & 106307; 702-678-5070					
No Model Home Details					

APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

—	PARCEL BOUNDARY	001	PARCEL NUMBER
---	SUBD BOUNDARY	1.00	ACREAGE
---	ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
---	PW/LD BOUNDARY	PB 23-45	PLAT RECORDING NUMBER
---	NON-PARCEL LOT LINE	5	BLOCK NUMBER
---	MATCH LINE / LEADER LINE	5	LOT NUMBER
---	ROAD ID NUMBER	GL5	GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R61E		
R60E	R61E	R62E
125	124	123
138	139	140
163	162	161

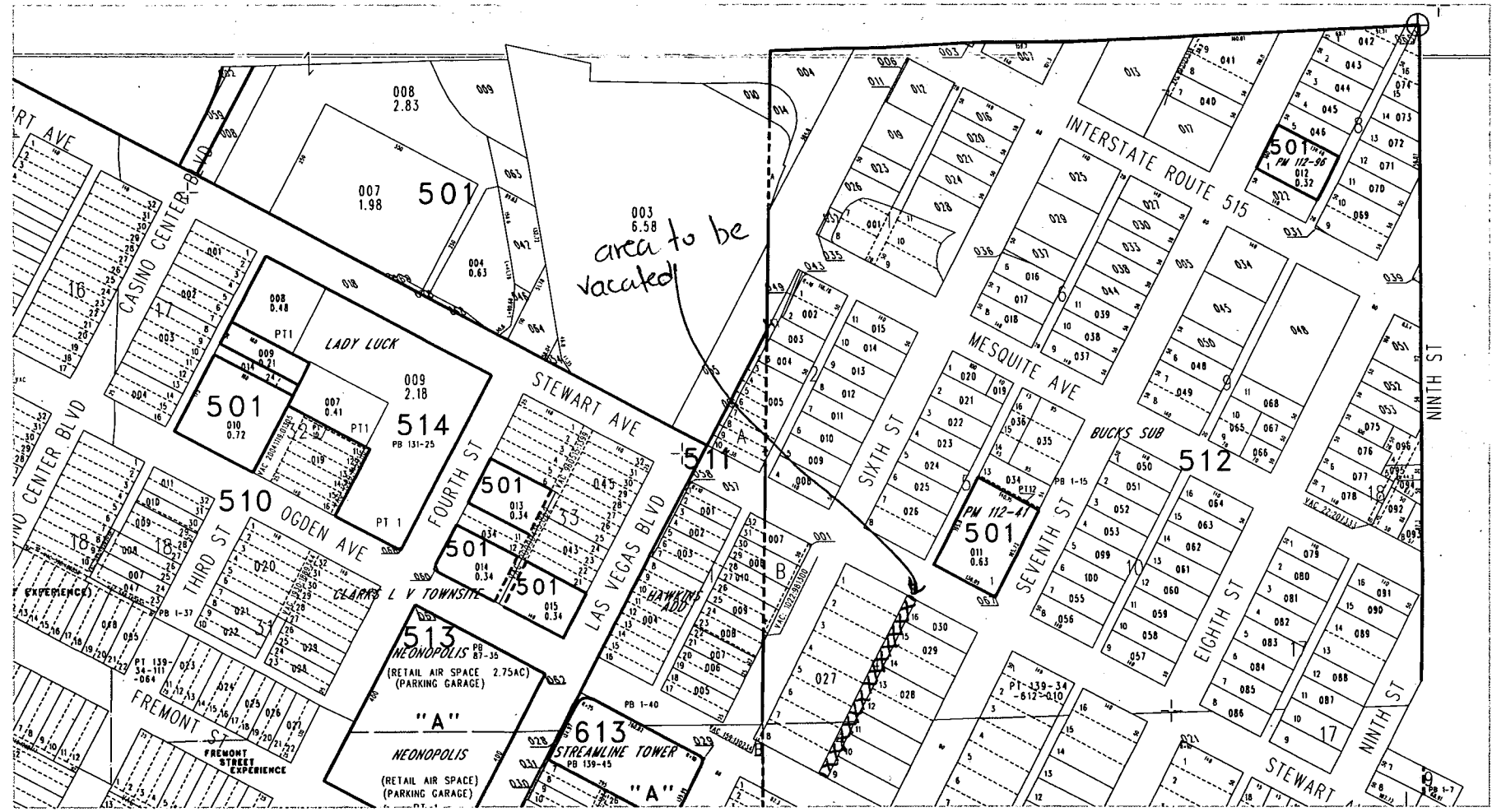
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8	4	8	4	
5	1	5	1	

139-34-5



Scale: 1"=200' Rev: 04/21/09



NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:117 ORIGINAL 0 50 100 200 400 600 800	MAP LEGEND — PARCEL BOUNDARY — SUBD BOUNDARY --- ROAD EASEMENT --- PM/LO BOUNDARY --- NON-PARCEL LOT LINE --- MATCH LINE / LEADER LINE --- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E <table border="1"> <tr> <td>R60E</td> <td>R61E</td> <td>R62E</td> </tr> <tr> <td>125</td> <td>124</td> <td>123</td> </tr> <tr> <td>138</td> <td>139</td> <td>140</td> </tr> <tr> <td>163</td> <td>162</td> <td>161</td> </tr> </table>	R60E	R61E	R62E	125	124	123	138	139	140	163	162	161	34 <table border="1"> <tr> <td>6</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> </tr> <tr> <td>18</td> <td>17</td> <td>16</td> <td>15</td> <td>14</td> <td>13</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>30</td> <td>29</td> <td>28</td> <td>27</td> <td>26</td> <td>25</td> </tr> <tr> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> <td>36</td> </tr> </table>	6	5	4	3	2	1	7	8	9	10	11	12	18	17	16	15	14	13	19	20	21	22	23	24	30	29	28	27	26	25	31	32	33	34	35	36	S 2 NE 4 <table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	139-34-6 
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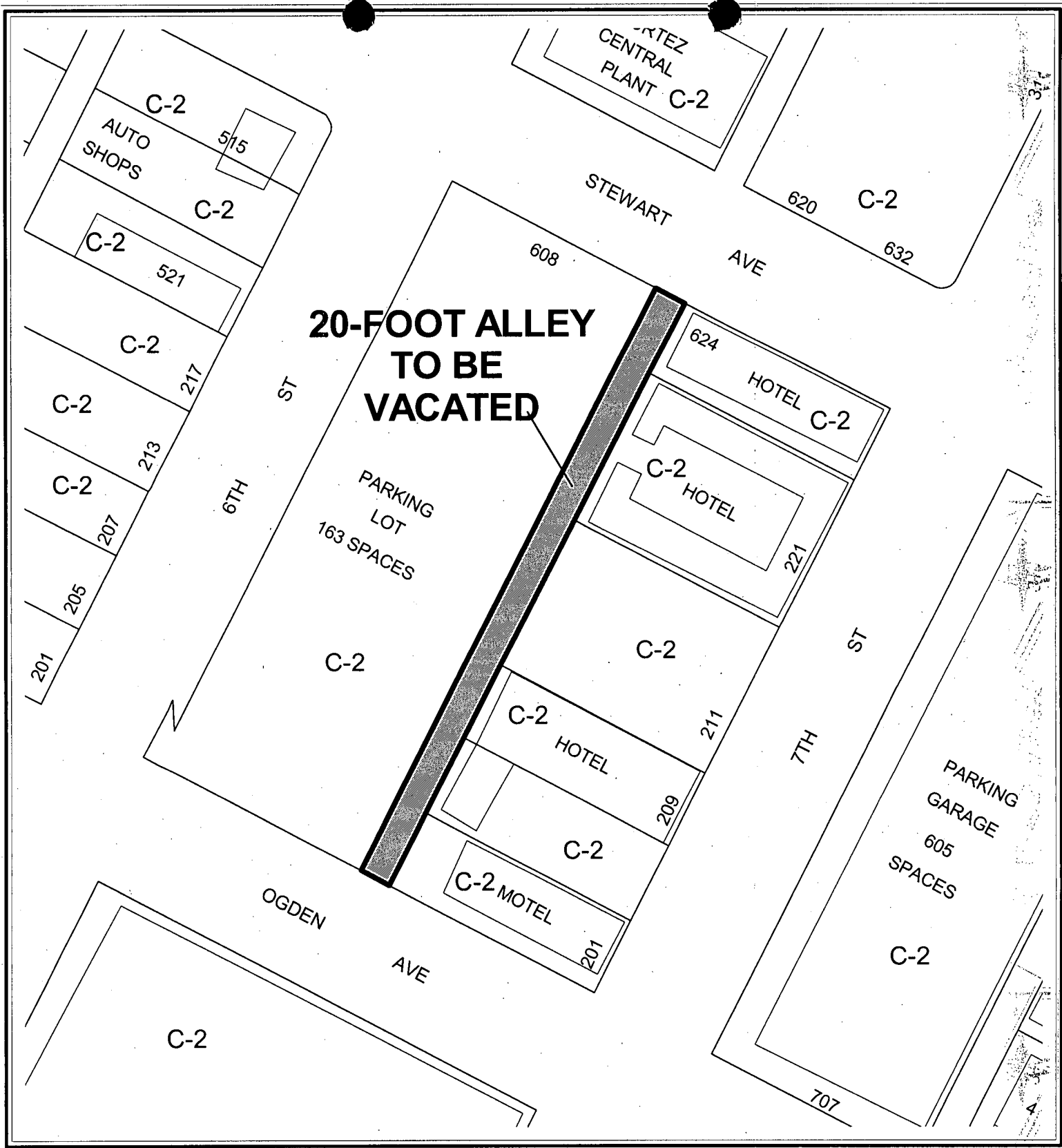


Plans (PMT)



PLANS - PMT

Separator Sheet



CASE: VAC-36478

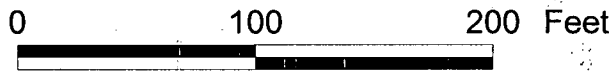
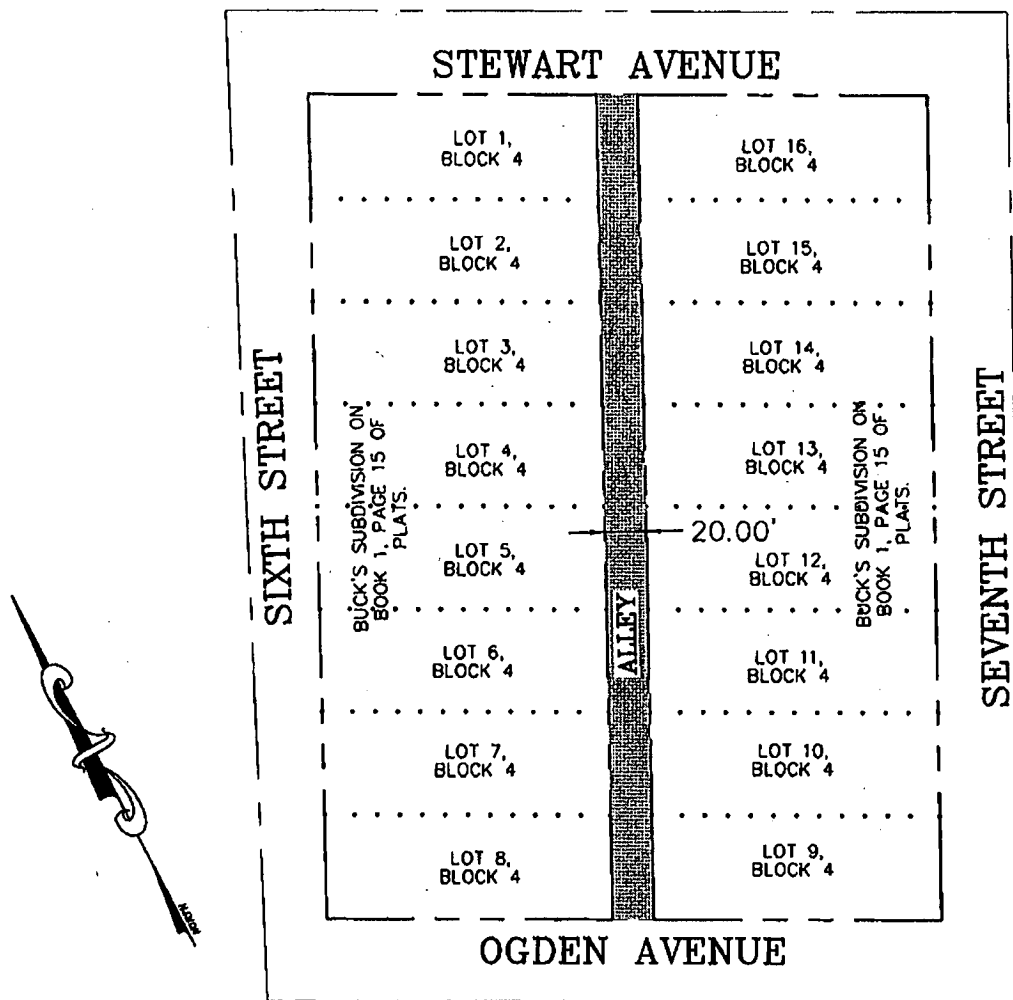
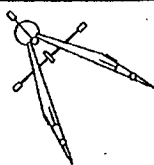


EXHIBIT "B"



LEGEND

- — — — — RIGHT-OF-WAY LINE
- LOT LINE
-  AREA TO BE VACATED



LOCHSA SURVEYING
6345 S. JONES BLVD., STE 200
LAS VEGAS, NV. 89118
PHONE: (702) 365-9312
FAX: (702) 320-1769

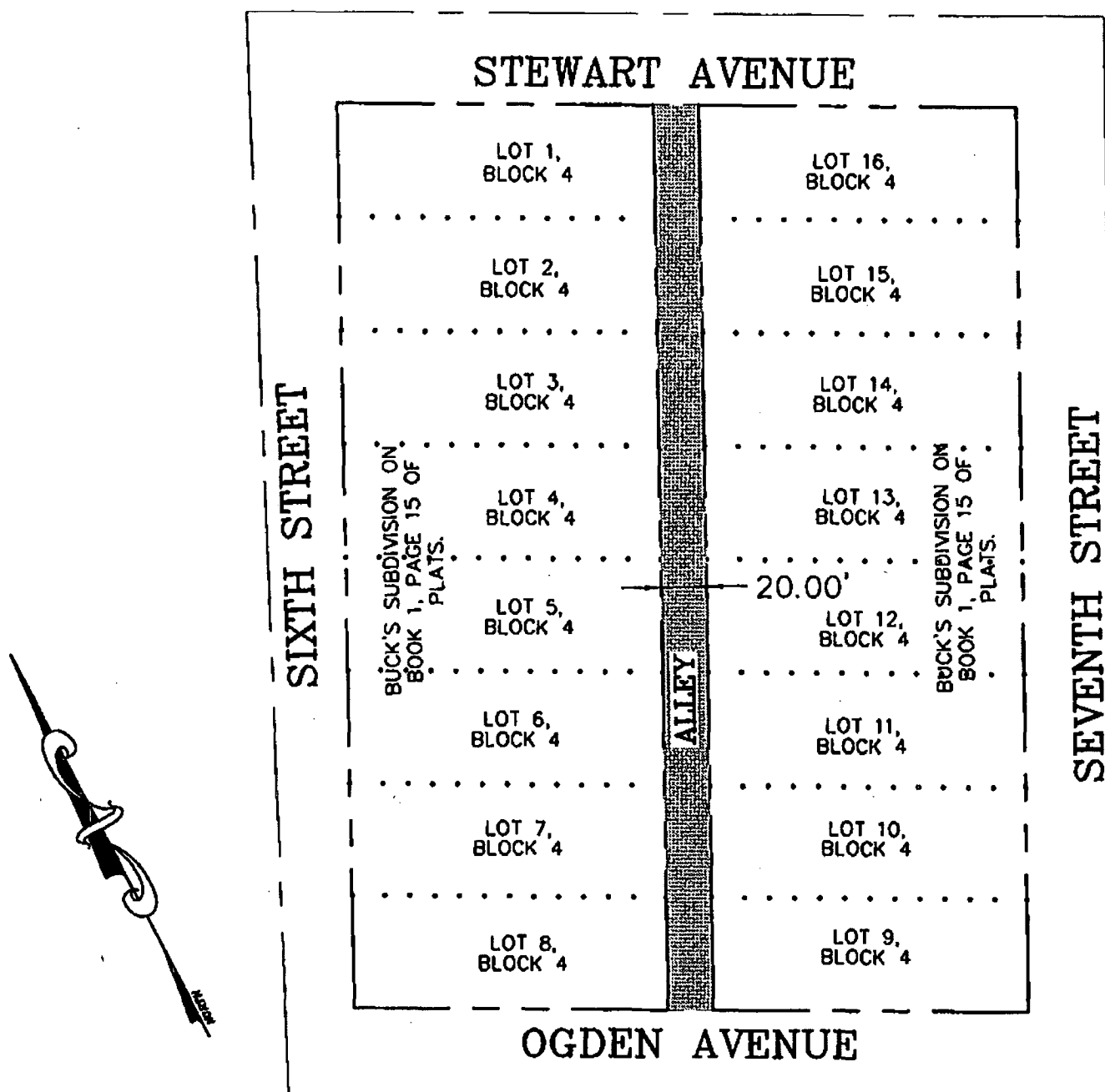
VACATION
EXHIBIT "B"

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OF
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VAC-36478
01/28/10 PC

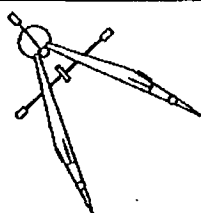
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DEC 14 2009

EXHIBIT "B"



LEGEND

- — — — — RIGHT-OF-WAY LINE
- LOT LINE
-  AREA TO BE VACATED



LOCHSA SURVEYING
6345 S. JONES BLVD., STE 200
LAS VEGAS, NV. 89118
PHONE: (702) 365-9312
FAX: (702) 320-1769

VACATION
EXHIBIT "B"

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VAC-36478
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