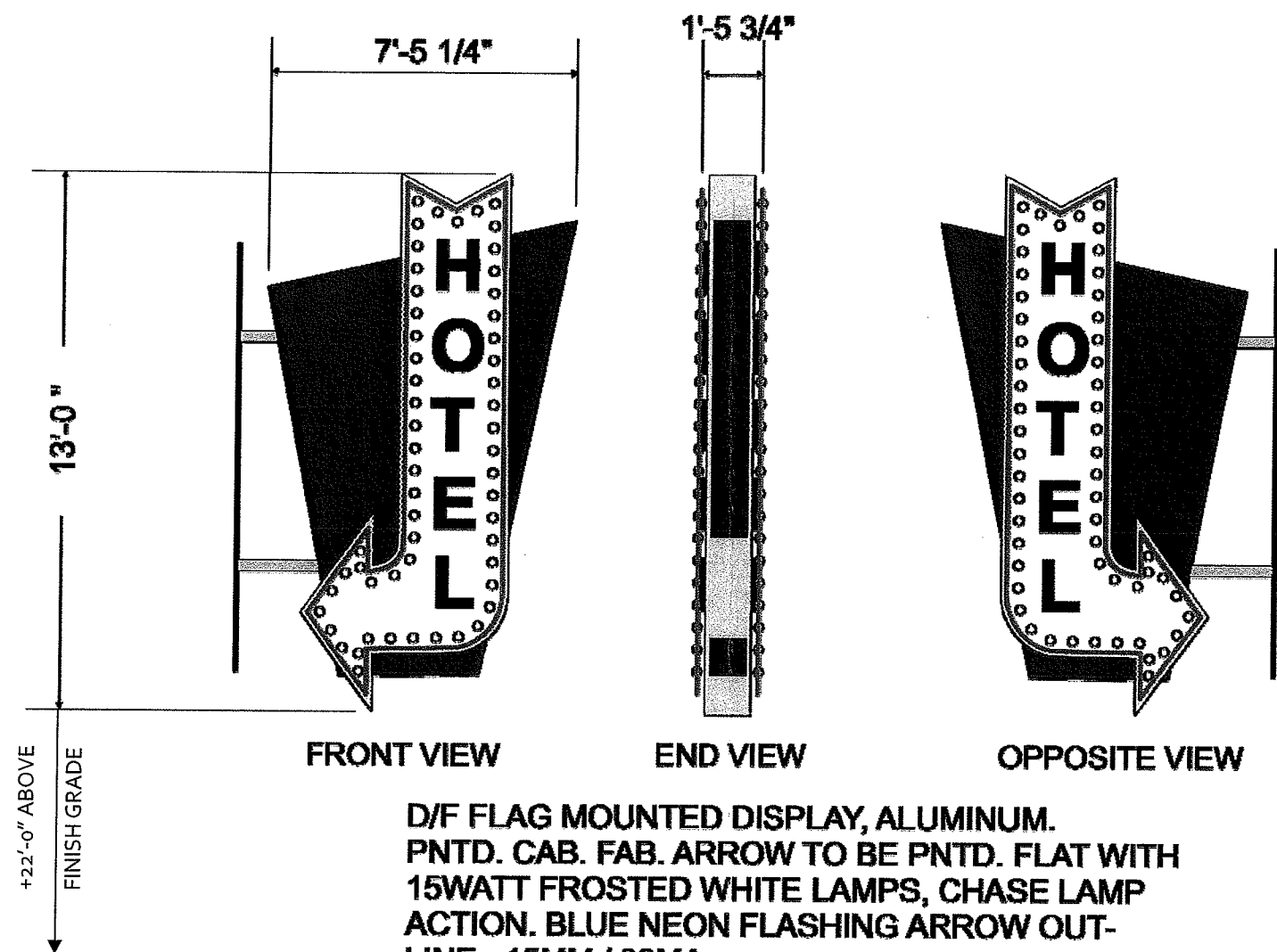




D/F BLADE MTD. DISPLAY

SC: 1/4"

1500#
3880 watts

SIGN ELEVATION - SIGN A

SCALE: 1/4"=1'-0"

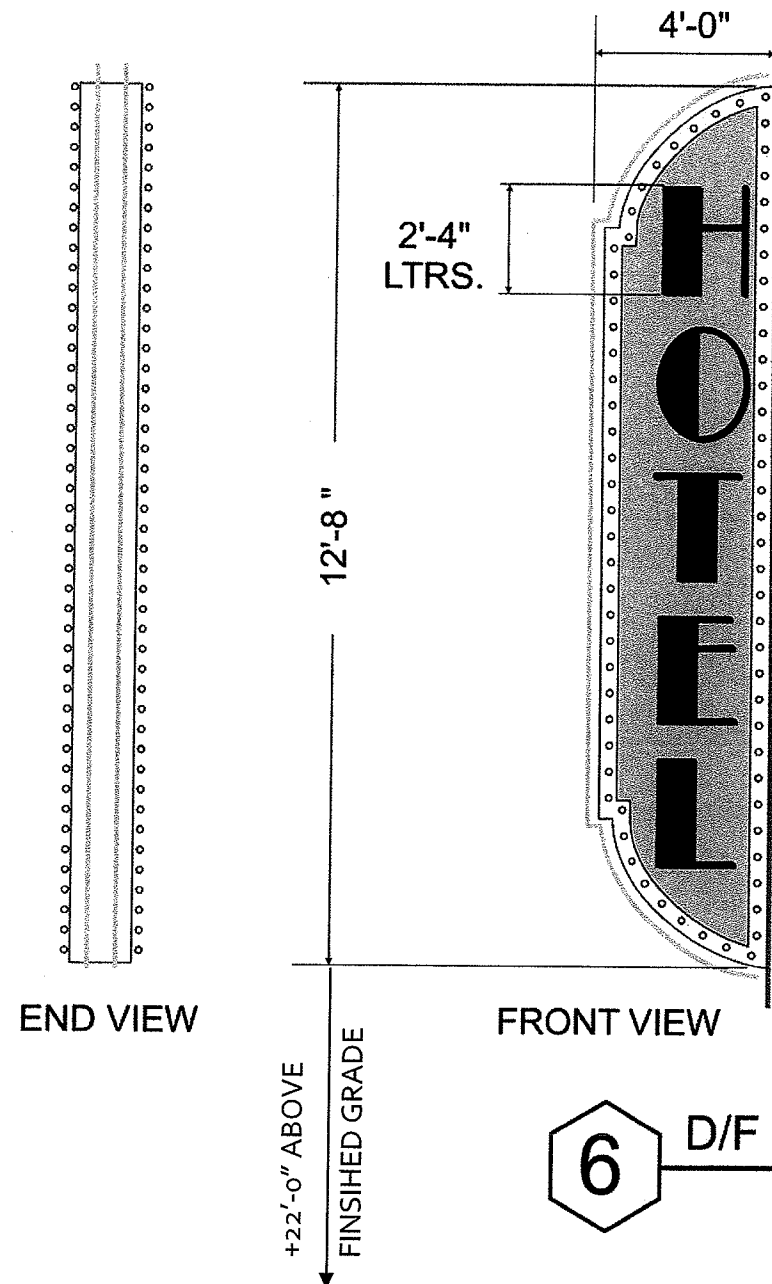
VAR-42147
SUP-41904
MSP-41905

RECEIVED
JUN 15 2011
City of Las Vegas

June 13, 2011

PDC

HFAI
HFA International



BLADE MOUNT D/F DISPLAY, ALUMINUM.
PNTD. CAB. FAB. TO BE PNTD. FLAT WITH SHO-THRU
INTERALLY ILLUM. (FLOURESCENT) R/O PLEX
LETTERS AND 15MM/30MA GOLD NEON
OUTLINE, AS SHOWN. 15 WATT FROSTED LAMPED
RCWY., TO 4 POINT CHASE.

6

D/F "HOTEL", DISPLAY BLADE MTD.

SC: 1/4"

780#
3020 watts

SIGN ELEVATION - SIGN 6

SCALE: 1/4"=1'-0"

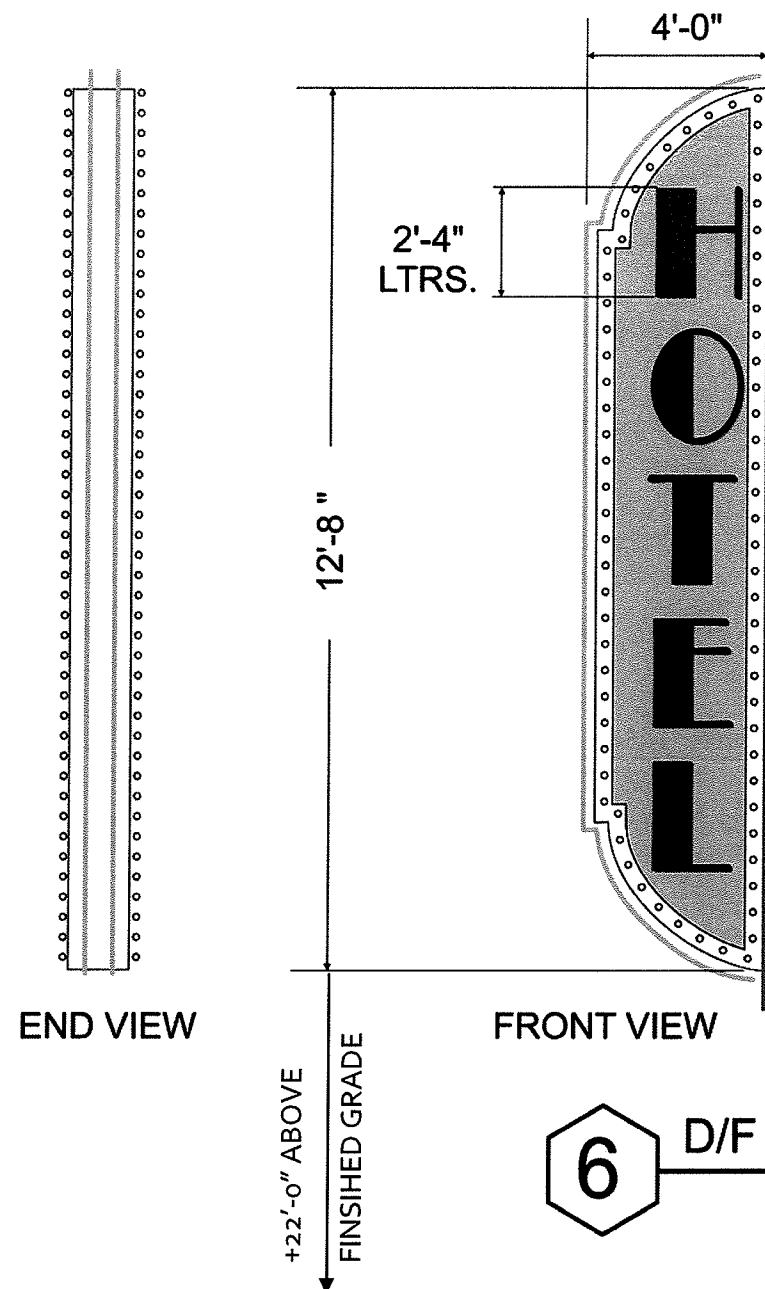
VAR-42147
SUP-41904
MSP-41905

RECEIVED
JUN 15 2011
City of Las Vegas

June 13, 2011

PDC

HFAI
HFA International



BLADE MOUNT D/F DISPLAY, ALUMINUM.
 PNTD. CAB. FAB. TO BE PNTD. FLAT WITH SHO-THRU
 INTERALLY ILLUM. (FLOURESCENT) R/O PLEX
 LETTERS AND 15MM/30MA GOLD NEON
 OUTLINE, AS SHOWN. 15 WATT FROSTED LAMPED
 RCWY., TO 4 POINT CHASE.

6

D/F "HOTEL", DISPLAY BLADE MTD.

SC: 1/4"

780#
3020 watts

RECEIVED
JUN 15 2011

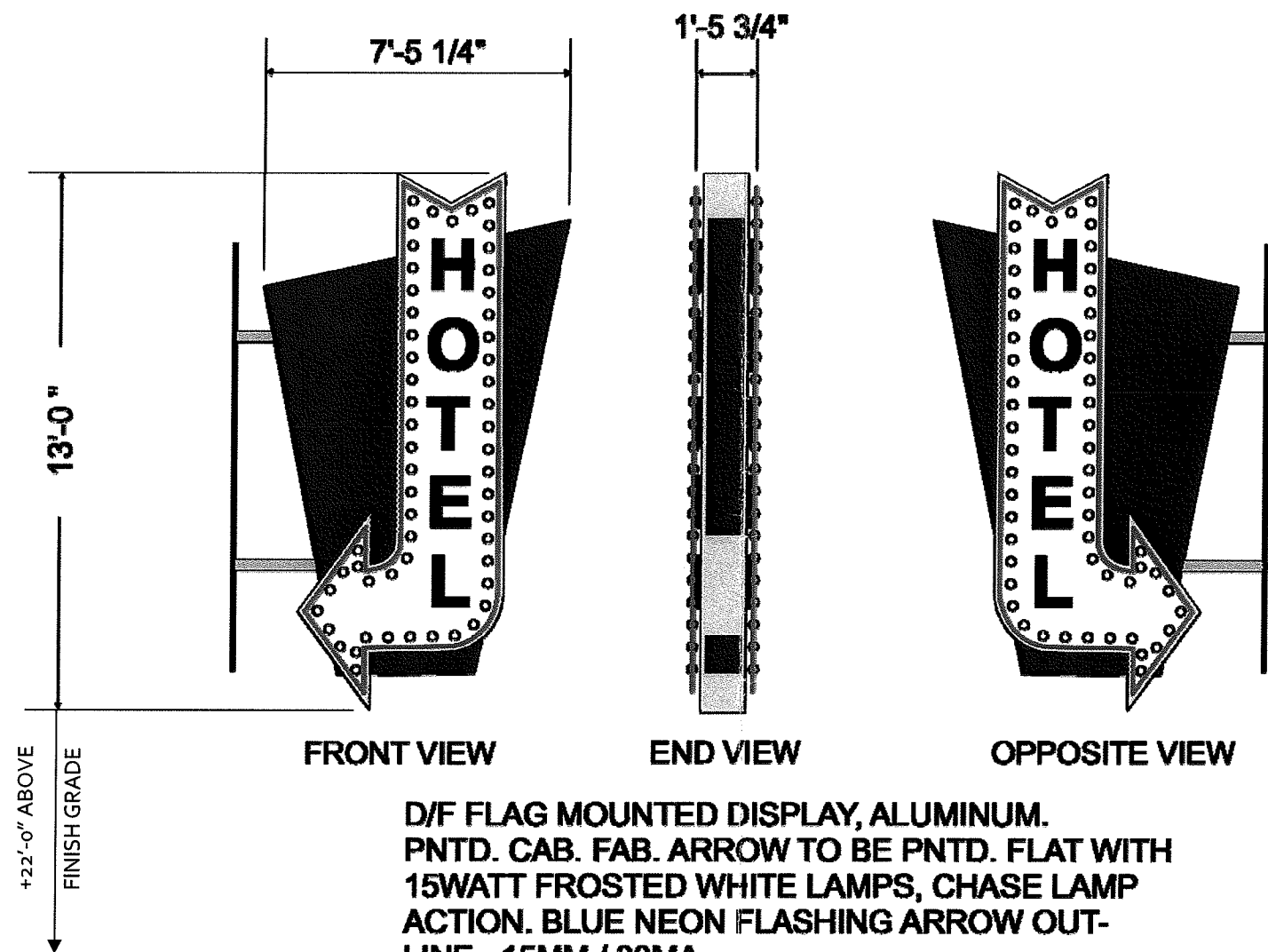
SIGN ELEVATION - SIGN 6

SCALE: 1/4"=1'-0"

VAR-42147
SUP-41904
MSP-41905

June 13, 2011

PDC HFAI
HFA International



D/F FLAG MOUNTED DISPLAY, ALUMINUM.
PNTD. CAB. FAB. ARROW TO BE PNTD. FLAT WITH
15WATT FROSTED WHITE LAMPS, CHASE LAMP
ACTION. BLUE NEON FLASHING ARROW OUT-
LINE., 15MM / 30MA.



D/F BLADE MTD. DISPLAY

SC: 1/4"

1500#
3880 watts

RECEIVED
JUN 15 2011

SIGN ELEVATION - SIGN A

SCALE: 1/4"=1'-0"

VAR-42147
SUP-41904
MSP-41905

June 13, 2011

PDC HFAI
HFA International

Todd Kessler

From: Steve Swanton <sswanton@LasVegasNevada.GOV>
Sent: Tuesday, June 14, 2011 5:31 PM
To: Todd Kessler
Subject: FW: Lady Luck revisions to signage package

Todd,

The items below will be required for the submittal package for a sign variance related to SUP-41904 and MSP-41905 to be scheduled for the 07/12/11 PC agenda.

This e-mail message will serve as the pre-application meeting notes for the submittal and will suffice as my electronic signature.

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

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

From: Steve Swanton
Sent: Monday, June 13, 2011 2:33 PM
To: 'Todd Kessler'
Cc: Steve Gebeke; Daniel Donley
Subject: RE: Lady Luck revisions to signage package

Yes. Signed applications, Statement of Financial Interests, deeds/legals, justification letter, etc. It appears that the signs needing the variance occur on two different parcels (139-34-514-008 and 009) with two different LLCs. Please verify that the appropriate signatures are obtained to prevent delay in processing.

The plans were as we discussed last Thursday...5 b/w site plans (11x17), 1 b/w reduced site plan (8.5x11), 1 b/w elevation for each sign needing the variance (11x17) and 1 b/w reduced elevation per sign (8.5x11). I have colored drawings already, assuming the latest site plan is correct.

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

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

RECEIVED
JUN 15 2011
City of Las Vegas

From: Todd Kessler [mailto:todd.kessler@rgglv.com]
Sent: Monday, June 13, 2011 2:14 PM
To: Steve Swanton
Cc: Steve Gebeke; Daniel Donley
Subject: RE: Lady Luck revisions to signage package

I AM ASSUMING THAT I NEED A VARIANCE APPLICATION?

From: Steve Swanton [mailto:sswanton@LasVegasNevada.GOV]
Sent: Monday, June 13, 2011 1:36 PM
To: Todd Kessler; Steve Gebeke; Daniel Donley
Subject: RE: Lady Luck revisions to signage package

Thanks, Todd. I'll be in contact regarding the new Variance for Signs A and 6.

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

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

From: Todd Kessler [mailto:todd.kessler@rgglv.com]
Sent: Monday, June 13, 2011 1:18 PM
To: Steve Gebeke; Daniel Donley
Cc: Steve Swanton
Subject: Lady Luck revisions to signage package

Here you go

Please let me know if you have any further comments.

Thanks

Todd Kessler

City of Las Vegas

HANSEN CLAIM FOR REFUND FORM

Date prepared _____

Invoice # : _____
(Invoice # assigned by Finance)

DARLINE REEDER, OSII

Preparer's name

Service Address: _____

Refund Amount: 830.00

RGG/CIM/LL LAS VEGAS, LLC

Payee Name

TANIS S SNYDER

Attention to:

PO BOX 1570

Address

LAS VEGAS NV 89125-1570

City, State, Zip Code

Return of Cash Bond?

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

No

For the following :

VAR-42147

(Application Number and Template Type)

Reason for Refund:

THE APPLICATION WAS MADE BASED ON A TEXT AMENDMENT THAT WAS BEING CONSIDERED; WHICH CONSIDERED TEXT AMENDMENT WAS STRICKEN AT CITY COUNCIL, THEREFORE THE APPLICATION CANNOT MOVE FORWARD

Claimant Signature

Phone Number

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

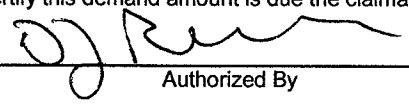
BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By


 Authorized By

Title

DOUG RANKIN, AICP, PLANNING MANAGER

Title

Date

22 AUGUST, 2011

Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning	30.00	100%	30.00	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:

830.00

Darline Reeder

From: Tanis Snyder [tanis.snyder@rgglv.com]
Sent: Friday, August 19, 2011 3:01 PM
To: Darline Reeder
Cc: Todd Kessler
Subject: FW: Refund request-VAR-42147

Importance: High

Darline,
Per your request, I am sending an email requesting a refund of \$830.00 for VAR-42147.
Please make check payable to:

RGG/CIM/LL Las Vegas, LLC
P.O. Box 1570
Las Vegas, NV 89125-1570

If you need anything else, please let me know.
Thank you,
Tanis

Tanis S. Snyder
Resort Gaming Group, LLC.
206 N. Third Street
Las Vegas, NV 89101

702.953.4331 Direct
702.953.4345 Fax
tanis.snyder@rgglv.com

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 08/22/2011 07:09 AM

Submitted By

Page 1

A/P # 42147 VARIANCE

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/15/2011 13:19	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	06/15/2011 13:19	30.00
PROCESSING FEE	P	06/15/2011 13:19	300.00
Total Unpaid	0.00	Total Paid	830.00

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

880185	BAILEY	ROGER	W	x2196
--------	--------	-------	---	-------

984056	WULFF	MARY	A	ext 2139
--------	-------	------	---	----------

982110	SWANTON	STEPHEN	L	Planning x4714
--------	---------	---------	---	----------------

Log Action	Description	Entered By	Start	Stop	Hours
------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT# TANAS SNYDER, 702.953.4331, CIM/LL LAS VEGAS LLC CK 245	970040	06/15/2011 13:20		0.00
--------	---	--------	------------------	--	------

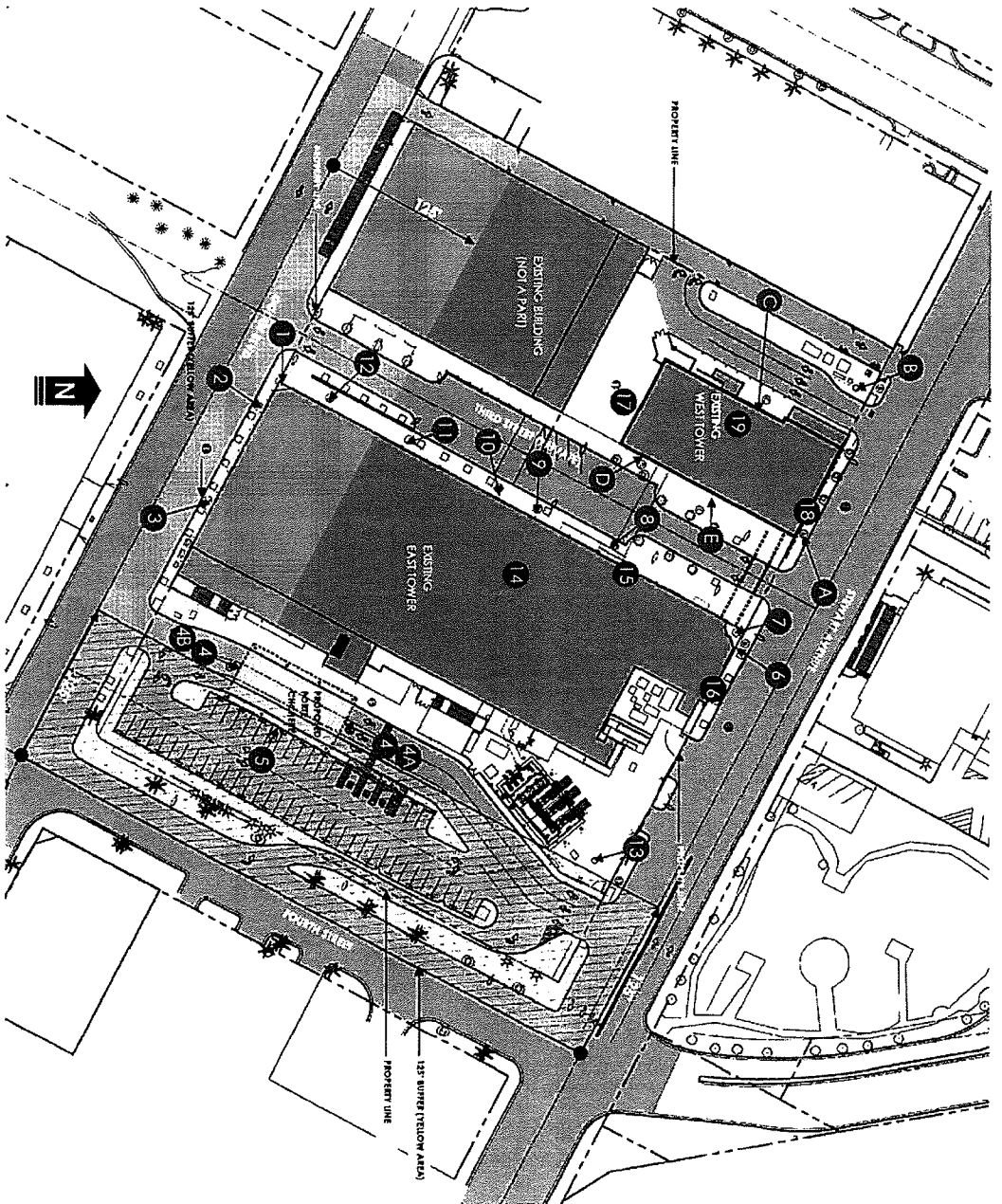
Carman Burney

From: Steve Gebeke
Sent: Tuesday, July 26, 2011 10:03 AM
To: Darline Reeder
Cc: Carman Burney
Subject: Refund MSP-41905, SUP-41904 and VAR-42147

Please refund the notification and recordation fees only for MSP-41905, SUP-41904 (\$1,060 total) and all fees for VAR-42147 (\$830).

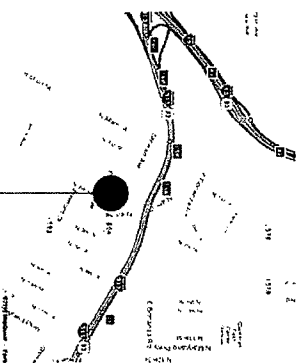
Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax



FREE STANDING SIGN DATA

NAME	SETBACK	SIGN SIZE
SIGN B	5'-0"	41'-6" x 21'-8-3/4"
SIGN 13	5'-0"	5'-7" x 9'-0-1/4"



VICINITY MAP

206 N. 3rd Street
Las Vegas, Nevada 89101
APN: 139-34-514-007, 008, 009

RECEIVED

JUN 15 2011

City of Las Vegas

SITE PLAN

SCALE: 1"=80'-0"

JUN 13 2011

PDC HFAI
HFA International

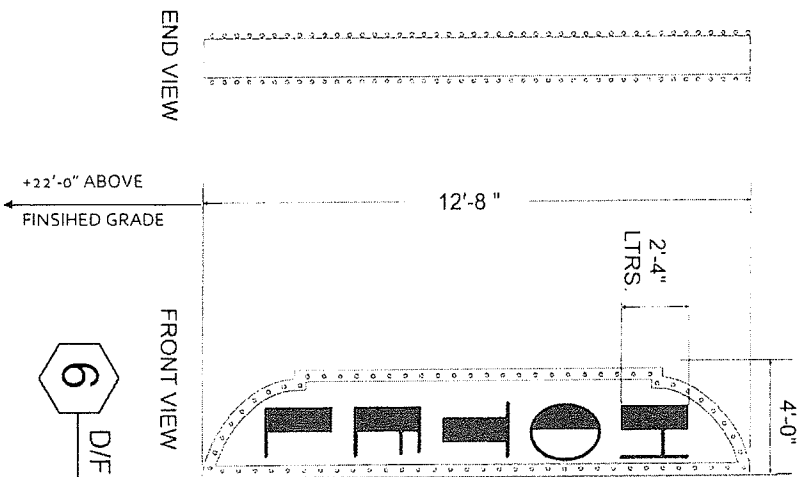
VAR-42147

SUP-41904

MSP-41905

SIGN ELEVATION - SIGN 6

SCALE: 1/4"=1'-0"



BLADE MOUNT D/F DISPLAY, ALUMINUM.
 PNTD. CAB. FAB. TO BE PNTD. FLAT WITH SHO-THRU
 INTERALLY ILLUM. (FLOURESCENT) R/O PLEX
 LETTERS AND 15MM/30MA GOLD NEON
 OUTLINE, AS SHOWN. 15 WATT FROSTED LAMPED
 RCWY., TO 4 POINT CHASE.

6

D/F "HOTEL", DISPLAY BLADE MTD.

SC: 1/4"

780#
 3020 watts

RECEIVED

JUN 15 2011

City of Las Vegas

JUN 15 2011

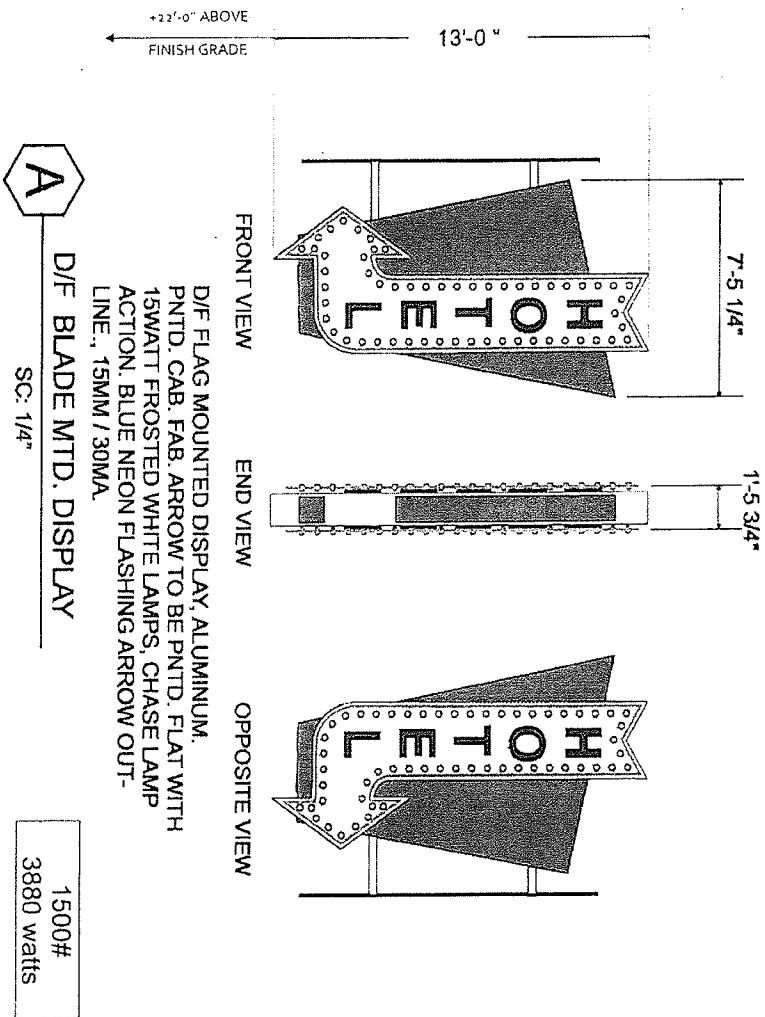
VAR-42147 PDC HFAI
 MFA INTERNATIONAL

SUP-41904

MSP-41905

SIGN ELEVATION - SIGN A

SCALE: 1/4"=1'-0"



RECEIVED
JUN 15 2011

City of Las Vegas

June 13, 2011

VAR-42147
SUP-41904
MSP-41905

PDC HFAI
HFA International

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

VAR-42147 - VARIANCE - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Variance TO ALLOW A PROJECTING SIGN ON A PROPERTY WITH A FREESTANDING SIGN WHERE SUCH IS NOT PERMITTED AND TO ALLOW TWO PROJECTING SIGNS TO BE 51 AND 96 SQUARE FEET IN AREA WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **AUGUST 9, 2011**
CITY COUNCIL: **SEPTEMBER 7, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JULY 8, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**RELATED TO PREVIOUSLY ROUTED
ITEMS - SUP-41904 & MSP-41905**

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 06/28/2011 10:40 AM

Submitted By

Page 1

A/P # 42147 VARIANCE

Application Information

Stages

	Date / Time	By	Date / Time	By
<u>Processed</u>	06/15/2011 09:42	983052	<u>Temp COO</u>	
<u>Approved</u>			<u>COO Issued</u>	
<u>Final</u>			<u>Expires</u>	

Associated Information

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

Description of Work

VAR-42147 - VARIANCE - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Variance TO ALLOW A PROJECTING SIGN ON A PROPERTY WITH A FREESTANDING SIGN WHERE SUCH IS NOT PERMITTED AND TO ALLOW TWO PROJECTING SIGNS TO BE 51 AND 96 SQUARE FEET IN AREA WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P

<u>Project #</u>	42147	<u>Project/Phase Name</u>	LADY LUCK PROJECTING SIGNS	<u>Phase #</u>	
<u>Size/Area</u>	3.12 ACRE	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 13934514008Location

Owner/Tenant

<u>Contact ID</u> AC1844929	<u>Name</u> 220 NORTH 4TH STREET L V L L C	<u>Organization</u> % CIM GROUP INC	☐ <u>Foreign</u>
<u>Mailing Address</u> 6922 HOLLYWOOD BLVD 9TH FLR		<u>State/Province</u> CA	
<u>City</u> LOS ANGELES		<u>Country</u>	
<u>ZIP/PC</u> 90028-6129		<u>Evening Phone</u>	
<u>Day Phone</u>		<u>Mobile #</u>	
<u>Fax</u>			

<u>Contact ID</u> AC1857474	<u>Name</u> 221 NORTH 3RD STREET L V L L C	<u>Organization</u> % CIM GROUP INC	☐ <u>Foreign</u>
<u>Mailing Address</u> 6922 HOLLYWOOD BLVD 9TH FLR		<u>State/Province</u> CA	
<u>City</u> LOS ANGELES		<u>Country</u>	
<u>ZIP/PC</u> 90028-6129		<u>Evening Phone</u>	
<u>Day Phone</u>		<u>Mobile #</u>	
<u>Fax</u>			

<u>Contact ID</u> AC1844927	<u>Name</u> GARSIDE BETH ETAL	<u>Organization</u> % CIM GROUP INC	☐ <u>Foreign</u>
<u>Mailing Address</u> 6922 HOLLYWOOD BLVD 9TH FLR		<u>State/Province</u> CA	
<u>City</u> LOS ANGELES		<u>Country</u>	
<u>ZIP/PC</u> 90028-6129		<u>Evening Phone</u>	
<u>Day Phone</u>		<u>Mobile #</u>	
<u>Fax</u>			

A/P Linked Addresses

No Addresses are linked to this Application

Report Date 06/28/2011 10:40 AM

Submitted By

Page 2

Linked Addresses

221 N 3RD ST
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

13934514008
13934514009

Applicants/Contacts

<u>Primary</u>	N	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1844927 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	GARSIDE BETH ETAL				
<u>Day Phone</u>		<u>Eve Phone</u>		<u>Organization</u>	% CIM GROUP INC
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>	% ACCT DEPT
<u>Fax</u>		<u>Mobile</u>		<u>Profession</u>	
<u>E-Mail</u>					
<u>Address</u>	6922 HOLLYWOOD BLVD 9TH FLR				

LOS ANGELES, CA 90028-6129

Seasonal Addr

Valid From To

Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0

Expiration Date

CONTACT REQUIREMENTS

<u>License #</u>	<u>Percent Owned</u>	<u>Waiver</u>	<u>Health Card</u>	<u>Director Letter</u>	<u>Original Transcripts</u>
<u>Orientation Attended</u>					

There are no items in this list

Report Date 06/28/2011 10:40 AM

Submitted By

Page 3

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1857474 ☐ Foreign
Effective Expire
Name 221 NORTH 3RD STREET L V L L C
Day Phone Eve Phone Organization % CIM GROUP INC
Pager PIN # Position % ACCT DEPT
Fax Mobile Profession
E-Mail
Address 6922 HOLLYWOOD BLVD 9TH FLR

LOS ANGELES, CA 90028-6129
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other APPL Contact ID AC1492364 ☐ Foreign
Effective Expire
Name CIM/LL LAS VEGAS, LLC
Day Phone (323)860-4808 x Eve Phone Organization
Pager PIN # Position
Fax (323)417-4815 Mobile Profession
E-Mail
Address 6922 HOLLYWOOD BLVD.
9TH FLOOR
LOS ANGELES, CA 90028
Seasonal Addr

Valid From To
Comments brad aaronson

Report Date 06/28/2011 10:40 AM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1844929 ☐ Foreign
Effective Expire
Name 220 NORTH 4TH STREET L V L L C
Day Phone Eve Phone Organization % CIM GROUP INC
Pager PIN # Position % ACCT DEPT
Fax Mobile Profession
E-Mail
Address 6922 HOLLYWOOD BLVD 9TH FLR

LOS ANGELES, CA 90028-6129

Seasonal Addr

Valid From To

Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 06/28/2011 10:40 AM

Submitted By

Page 5

Applicants/Contacts

Primary Y Capacity OTHER Other REP Contact ID AC1397737 ☐ Foreign
Effective
Name TODD KESSLER
Day Phone (702)953-4320 x Eve Phone Organization
Pager PIN # Position
Fax (702)477-0045 Mobile Profession
E-Mail
Address 206 N 3RD ST
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments todd Kessler-953-4320

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

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.

Report Date 06/28/2011 10:40 AM

Submitted By

Page 6

VARIANCE

N Parent Project link required?N Will this go to the City Council?Is there a condition of approval for a Required Review?If yes, when does it need to be reviewed?Staff Recommendation DENIALEntitlement Exercised?Meeting Information

<u>Meeting Information</u>		<u>Meeting Type</u>		<u>Meeting Status</u>		<u>YES Votes</u>		<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Meeting Date</u>	<u>Comments</u>	<u>Add Date</u>	<u>Modified By</u>	<u>Modified Date</u>					
07/12/2011		PC		PULLED					
FSOLIS		06/15/2011	SSWANTON	06/23/2011		0	0	0	

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
No children exist for this project				

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
No Employee Entries				

<u>Log Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	06/15/2011 13:20		0.00
	TANAS SNYDER, 702.953.4331, CIM/LL LAS VEGAS LLC CK 245				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
Project Address (Location) 206 N Third St. Las Vegas, NV 89101
Project Name Lady Luck Renovation Proposed Use Hotel/Casino/Retail
Assessor's Parcel #(s) 139-34-514-008 Ward # 5
General Plan: existing X proposed _____ Zoning: existing X proposed _____
Commercial Square Footage 501,531 SF Floor Area Ratio 2.92
Gross Acres 3.12 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER 221 North 3rd St LV, LLC Contact Brad Aaronson
Address 6922 Hollywood Blvd 9th Fl. Phone: (323) 860-4988 Fax: _____
City Hollywood State CA Zip 90028
E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC Contact Brad Aaronson
Address 6922 Hollywood Blvd 9th Fl. Phone: (323) 860-4988 Fax: _____
City Hollywood State CA Zip 90028
E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler Contact _____
Address 206 N Third St Phone: (702) 953-4320 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address todd.kessler@rgglv.com

Property Owner Signature _____

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

Print Name Shaul Ruben, Vice President

Subscribed and sworn before me _____

This _____ day of _____, 20 _____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-42147</u>
Meeting Date:	<u>7.12.11</u>
Total Fee:	<u>830</u>
Date Received:*	<u>6.15.11</u>
Received By:	<u>RS</u>

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

f:\depot\Application Packet\Application Form.pdf

see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 14, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies); and that by his/~~her/their~~ signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

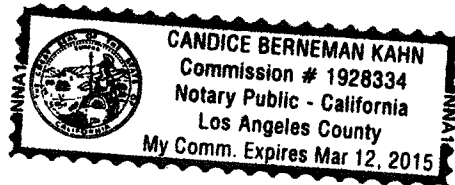
WITNESS my hand and official seal.

By:



Candice Berneman Kahn, Notary Public

SEAL





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
Project Address (Location) 206 N Third St. Las Vegas, NV 89101
Project Name Lady Luck Renovation Proposed Use Hotel/Casino/Retail
Assessor's Parcel #(s) 139-34-514-009 Ward # 5
General Plan: existing X proposed _____ Zoning: existing X proposed _____
Commercial Square Footage 501,531 SF Floor Area Ratio 2.92
Gross Acres 3.12 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER 220 North 4th St LV, LLC Contact Brad Aaronson
Address 6922 Hollywood Blvd 9th Fl. Phone: (323) 860-4988 Fax: _____
City Hollywood State CA Zip 90028
E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC Contact Brad Aaronson
Address 6922 Hollywood Blvd 9th Fl. Phone: (323) 860-4988 Fax: _____
City Hollywood State CA Zip 90028
E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler Contact _____
Address 206 N Third St Phone: (702) 953-4320 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address todd.kessler@rgglv.com

Property Owner Signature: _____

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

Print Name Shaul Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-42147</u>
Meeting Date:	<u>7-12-11</u>
Total Fee:	<u>830</u>
Date Received:*	<u>6-15-11</u>
Received By:	<u>FS</u>

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

f:\depot\Application Packet\Application Form.pdf

see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 14, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)-acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

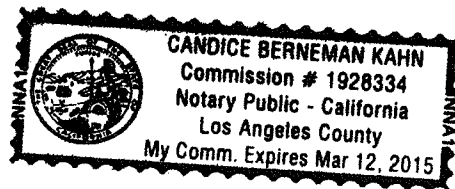
WITNESS my hand and official seal.

By:



Candice Berneman Kahn, Notary Public

SEAL





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-42147** APN: 139-34-514-008

Name of Property Owner: 221 North 3rd St LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shawn Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

BB attached

RECEIVED

JUN 15 2011

City of Las Vegas

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 14, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

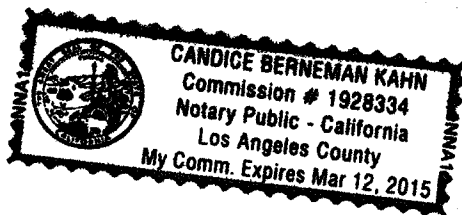
WITNESS my hand and official seal.

By:



Candice Berneman Kahn, Notary Public

SEAL





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-42147** APN: 139-34-514-009

Name of Property Owner: 220 North 4th St LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shawn Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

see attached

RECEIVED

JUN 15 2011

City of Las Vegas

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 14, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: _____



Candice Berneman Kahn, Notary Public

SEAL





June 14, 2011

Flynn Fagg
City of Las Vegas
Planning & Development
333 Rancho Drive
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**

VAR, SUP, MSP and DDRC Applications re; APN's 139-34-510-019, 139-34-514-007
& 008 & 009.

Dear Mr. Fagg:

Please accept this as our official justification letter for the Variance, Master Sign Plan, SUP for Tall Wall Signage and the appropriate DDRC Review encompassing the expansion and remodel of the Lady Luck Hotel & Casino located on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial). The Applications are FOR A VARIANCE, MSP, SUP AND DDRC REVIEW FOR THE SIGNAGE ON A PROPOSED RENOVATION OF AN EXISTING NON-RESTRICTED GAMING FACILITY HOTEL/CASINO WITH A WAIVER TO ALLOW THREE SIGNS WITH LESS THAN 50% NEON OR ANNIMATED ILLUMINATION ALONG OGDEN AVENUE; A WAIVER TO ALLOW ONE SIGN WITH LESS THAN 50% NEON OR ANNIMATED ILLUMINATION ALONG 3RD STREET (A PRIVATE STREET); A WAIVER TO ALLOW SIX DIRECTIONAL SIGNS WITH LESS THAN 75% NEON OR ANNIMATED ILLUMINATION ALONG 4TH STREET; A WAIVER TO ALLOW A SIGN TO EXTEND ABOVE 20 FEET FROM A PARAPET ALONG 4TH STREET; A WAIVER TO ALLOW TWO PROJECTING SIGNS TO BE GREATER THAN THE 32 SQUARE FEET ALLOWED ALONG STEWART AVENUE; A WAIVER TO ALLOW A SIGN TO HAVE 35% COVERAGE WHERE 20% IS ALLOWED ALONG OGDEN AVENUE; AND A VARIANCE TO ALLOW BOTH PROJECTING AND FREESTANDING SIGNS ALONG STEWART AVE.

Our request for the waivers for signs that do not comply with the 50% neon or animated illumination requirements are based on the overall Warehouse Era themed concept of the Lady Luck renovation. These signs are painted on in order to recreate the look and feel of the time when Warehouses were prevalent along major east coast cities in the downtown core. The request for a waiver for our porte-cochere sign to extend 21' - 8 3/4" above the parapet where 20' is allowed, a waiver to allow two projecting signs to be greater than the 32 square feet allowed

206 N. 3rd St, Las Vegas, Nevada 89101 (702) 953-4320 fax (702) 477-0045

VAR-42147

SUP-41904

MSP-41905

RECEIVED

JUN 15 2011

City of Las Vegas

and the waiver to allow a sign to have 35% coverage where 25% is allowed, are based on the "bigger is better" concept.

The Master Sign Plan will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. We believe these applications is 'in-line' with the vision of the Centennial Plan and Title 19 and will further help change the face of downtown and spark the Renaissance that is currently stalled. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler

**VAR-42147
SUP-41904
MSP-41905**

CIM GROUP, INC.
UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS
(OMNIBUS CONSENT -- CIM FUND III, L.P.)

The undersigned, being all of the directors of CIM Group, Inc., a California corporation (the "Corporation"), being the sole managing member and/or sole manager of CIM Fund III GP, LLC, a California limited liability company (the "General Partner"), hereby adopt the following resolutions, without a meeting, by unanimous written consent as authorized by the Bylaws of the Corporation and Section 307(b) of the California General Corporation Law:

WHEREAS, the Corporation has been named as the sole managing member and/or sole manager of the General Partner pursuant to the Operating Agreement of the General Partner, dated as of May 3, 2006 (the "Operating Agreement"); and

WHEREAS, the General Partner is the general partner of CIM Fund III, L.P. (the "Fund"), pursuant to the Limited Partnership Agreement of the Fund, dated as of May 4, 2006, as amended (the "Limited Partnership Agreement"); and

WHEREAS, the Fund or an entity directly or indirectly controlled by the Fund (i.e., an entity (a "First-Tier Subsidiary") in which the Fund acts as managing member, or an entity (a "Second -Tier Subsidiary") in which a First Tier Subsidiary acts as managing member, or an entity (a "Third -Tier Subsidiary") in which a Second Tier Subsidiary acts as managing member) is the managing member of one or more limited liability companies (collectively, the "Portfolio Companies") governed by the limited liability company/operating agreements set forth on the attached Exhibit B (collectively, the "Portfolio Company Agreements"); and

WHEREAS, an entity directly or indirectly controlled by the Fund (i.e., a First-Tier Subsidiary, a Second -Tier Subsidiary, or a Third -Tier Subsidiary) is the general partner of one or more limited partnerships (collectively, the "Portfolio Partnerships") governed by the limited partnership agreements set forth on the attached Exhibit C (collectively, the "Portfolio Partnership Agreements"); and

WHEREAS, the Fund or an entity directly or indirectly controlled by the Fund (i.e., a First-Tier Subsidiary, a Second -Tier Subsidiary, or a Third -Tier Subsidiary) is a limited partner of one or more of the Portfolio Partnerships; and

WHEREAS, the Corporation, acting on behalf of the General Partner, acting on behalf of the Fund, acting (to the extent applicable) on behalf of the applicable First-Tier

RECEIVED

JUN 15 2011

City of Las Vegas

Subsidiary, acting (to the extent applicable) on behalf of the applicable Second -Tier
Subsidiary, acting (to the extent applicable) on behalf of the applicable Third -Tier
Subsidiary, is desirous of appointing and/or re-appointing certain officers of each Portfolio
Company having the authority to act on behalf such Portfolio Company; and

WHEREAS, the Corporation, acting on behalf of the General Partner, acting on behalf
of the Fund, acting (to the extent applicable) on behalf of the applicable First-Tier
Subsidiary, acting (to the extent applicable) on behalf of the applicable Second -Tier
Subsidiary, acting (to the extent applicable) on behalf of the applicable Third -Tier
Subsidiary, is desirous of adopting certain banking resolutions for each Portfolio Company;
and

WHEREAS, the Corporation, acting on behalf of the General Partner, acting on behalf
of the Fund, acting (to the extent applicable) on behalf of the applicable First-Tier
Subsidiary, acting (to the extent applicable) on behalf of the applicable Second -Tier
Subsidiary, acting (to the extent applicable) on behalf of the applicable Third -Tier
Subsidiary, is desirous of approving, adopting and ratifying each Portfolio Company
Agreement and Portfolio Partnership Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Corporation, on behalf of the
General Partner, on behalf of the Fund, (to the extent applicable) on behalf of the applicable
First-Tier Subsidiary, (to the extent applicable) on behalf of the applicable Second -Tier
Subsidiary, (to the extent applicable) on behalf of the applicable Third -Tier Subsidiary,
hereby approves, adopts, and ratifies each Portfolio Company Agreement and each Portfolio
Partnership Agreement; and be it further

RESOLVED, that the following named persons be and hereby are appointed or re-
appointed to the offices of each Portfolio Company set forth opposite their respective names:

<u>Name</u>	<u>Office</u>
Avraham Shemesh	President and Treasurer
Richard S. Ressler	Vice President
Charles E. Garner II	Vice President
Shaul Kuba	Vice President
Monica Yamada	Vice President
Kelly Eppich	Vice President
Shimon Rojany	Vice President, Chief Financial Officer
Nicholas V. Morosoff	Secretary

and that all the foregoing officers are to serve in the above-mentioned capacities as officers
of such Portfolio Company until the election and qualification of their successors; and be it
further

RESOLVED, that the banking resolutions set forth on the attached Exhibit A are hereby
adopted by the Corporation, on behalf of the General Partner, on behalf of the Fund, (to the

extent applicable) on behalf of the applicable First-Tier Subsidiary, (to the extent applicable) on behalf of the applicable Second -Tier Subsidiary, (to the extent applicable) on behalf of the applicable Third -Tier Subsidiary, on behalf of each Portfolio Company; and be it further

RESOLVED, that each of the foregoing officers of each Portfolio Company be, and each of them hereby is, authorized for and on behalf of such Portfolio Company to do all acts and things to make such disbursements and to sign, seal, execute, acknowledge, file, record and deliver all papers, instruments, documents and certificates, from time to time necessary, desirable or appropriate to be done, performed or recorded in order to effectuate the purpose and intent of the foregoing resolutions; and be it further

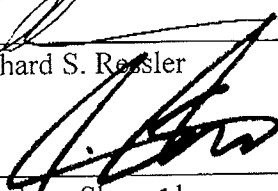
RESOLVED, that any and all of the prior acts of any of the foregoing officers of each Portfolio Company in carrying out or promoting the purposes, objects, and interests of such Portfolio Company (including without limitation the purpose and intent of the foregoing resolutions) be, and they hereby are, approved, ratified, and made the acts and deeds of such Portfolio Company; and be it further

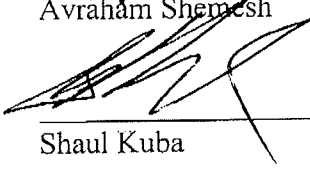
RESOLVED, that this written consent may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument; and be it further

RESOLVED, that an executed copy of this written consent shall be filed in the minute book of the General Partner and of the Company.

Dated: As of June 1, 2008



Richard S. Ressler

Avraham Shemesh

Shaul Kuba

Exhibit A

RESOLVED:

That any one of the officers of the Portfolio Company be, and each of them hereby is, authorized and directed to open one or more bank accounts for and in the name of the Portfolio Company (and/or for and in the name of any partnership for which the Portfolio Company may act as general partner) with such bank or banks in the United States as such officer deems advisable; that the standard form of banking resolutions (including borrowing resolutions) of any such bank shall be deemed adopted by the Corporation, on behalf of the General Partner, on behalf of the Fund, (to the extent applicable) on behalf of the applicable First-Tier Subsidiary, (to the extent applicable) on behalf of the applicable Second -Tier Subsidiary, (to the extent applicable) on behalf of the applicable Third -Tier Subsidiary, on behalf of the Portfolio Company (if applicable, on behalf any partnership for which the Portfolio Company may act as general partner), pursuant to the authority of this resolution; that until such authority is changed or revoked by the Corporation by written notice delivered to and received by such bank or banks, all checks, drafts, or other orders for withdrawal of funds drawn on such account or accounts are authorized to be signed on behalf of the Portfolio Company (and/or on behalf of any partnership for which the Company may act as general partner) by each such person or persons (including the designator, if so desired) as may be designated in writing and signed by one of the officers of the Portfolio Company, and submitted from time to time to each bank or banks; and that the signature of any such authorized person may be in facsimile on any such account if stated in the above referred to designation.

Exhibit B

Portfolio Companies

The limited liability companies governed by the following limited liability company/operating agreements:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

13. Operating Agreement dated June 14, 2007, for CIM/LL Manager, LLC, a Nevada limited liability company

14. Operating Agreement dated October 5, 2007, for CIM/LL Las Vegas, LLC, a Nevada limited liability company

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

27. Operating Agreement dated September 19, 2007 for 201 North 3rd Street LV, LLC, a Nevada limited liability company

28. Operating Agreement dated September 19, 2007 for 220 North 4th Street LV, LLC, a Nevada limited liability company

29. Operating Agreement dated September 19, 2007 for 221 North 3rd Street LV, LLC, a Nevada limited liability company



Exhibit C

Portfolio Partnerships

The limited partnerships governed by the following limited partnership agreements:



APN(S) 139-34-514-009

25
-1

20071008-0000658

Fee: \$17.00 RPT: EX#009

N/C Fee: \$25.00

10/08/2007

09:03:13

T20070178863

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVAD

Debbie Conway

DBX

Clark County Recorder

Pgs: 5

WHEN RECORDED MAIL TO:

c/o 220 North 4th Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101

MAIL PROPERTY TAX STATEMENTS TO:

c/o 220 North 4th Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101

297781-TL (c)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DOWNTOWN RESORTS, LLC, a Nevada limited liability company, FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to 220 NORTH 4th STREET LV, LLC a Nevada limited liability company with an address of 206 North Third Street, 3rd Floor West Tower, Las Vegas, Nevada 89101 all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A"

[Attached hereto and incorporated herein by this reference.]

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

Subject to (i) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; (ii) restrictions, conditions, reservations, rights of way and easements affecting the use and occupancy of this property as the same may now appear of record; and (iii) encumbrances of record.

110183\1082497.4

RECEIVED

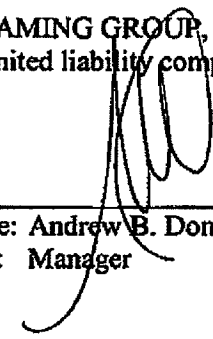
JUN 15 2011

City of Las Vegas

Witness my hand this 5th day of October, 2007.

DOWNTOWN RESORTS, LLC, a Nevada limited liability company

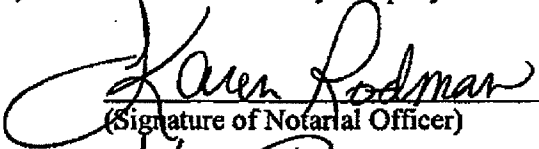
By: RESORT GAMING GROUP, LLC,
a Nevada limited liability company,
its Manager

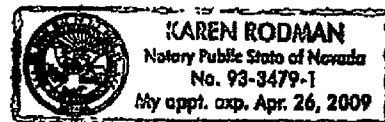
By: 

Name: Andrew B. Donner
Title: Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on September 27, 2007 by Andrew B. Donner, as Manager of Resort Gaming Group, LLC, a Nevada limited liability company, as Manager of Downtown Resorts, LLC, a Nevada limited liability company.


(Signature of Notarial Officer)
Karen Rodman
(Print Name of Notarial Officer)



11018311082497.4

EXHIBIT "A"

NCS-297781 (DOWNTOWN)

PARCEL 1:

A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN IN THAT CERTAIN FINAL MAP ENTITLED "LADY LUCK", A COMMERCIAL SUBDIVISION AS SHOWN IN BOOK 131, PAGE 25 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STEWART AVENUE AND FOURTH STREET; THENCE ALONG THE CENTERLINE OF STEWART AVENUE NORTH 62°14'29" WEST (RECORDED) [NORTH 62°14'13" WEST (MEASURED)], 39.99 FEET (RECORDED) [40.00 (MEASURED)]; THENCE DEPARTING SAID CENTERLINE SOUTH 27°45'31" WEST (RECORDED) [SOUTH 27°45'47" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00 (MEASURED)] TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STEWART AVENUE BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF FOURTH STREET, SOUTH 27°44'55" WEST (RECORDED) [SOUTH 27°45'25" WEST (MEASURED)], 389.77 FEET (RECORDED) [389.79 (MEASURED)] TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'18" (RECORDED) [89°59'48" (MEASURED)], AN ARC LENGTH OF 15.71 FEET (RECORDED) [15.71 (MEASURED)] TO THE NORTHERLY RIGHT-OF-WAY OF OGDEN AVENUE; THENCE NORTH 62°14'47" WEST (RECORDED) [NORTH 62°14'47" WEST (MEASURED)], ALONG SAID RIGHT-OF-WAY 139.97 FEET (RECORDED) [139.99 (MEASURED)]; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 27°44'57" EAST (RECORDED) [NORTH 27°45'24" EAST (MEASURED)], 152.91 FEET (RECORDED) [152.93 (MEASURED)]; THENCE NORTH 62°14'39" WEST (RECORDED) [NORTH 62°14'34" WEST (MEASURED)], 10.00 FEET (RECORDED) [10.00 (MEASURED)]; THENCE NORTH 27°44'57" EAST (RECORDED) [NORTH 27°44'24" EAST (MEASURED)], 99.96 FEET (RECORDED) [99.96 (MEASURED)]; THENCE NORTH 62°14'36" WEST (RECORDED) [NORTH 62°14'34" WEST (MEASURED)], 179.97 FEET (RECORDED) [179.99 (MEASURED)]; THENCE SOUTH 27°45'00" WEST (RECORDED) [SOUTH 27°45'24" WEST (MEASURED)], 3.00 FEET (RECORDED) [3.00 (MEASURED)]; THENCE NORTH 62°14'19" WEST (RECORDED) [NORTH 62°14'37" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00 (MEASURED)]; THENCE NORTH 27°45'00" EAST (RECORDED) [NORTH 27°45'24" EAST (MEASURED)], 149.92 FEET (RECORDED) [149.94 (MEASURED)] RETURNING

TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STEWART AVENUE;
THENCE ALONG SAID RIGHT-OF-WAY SOUTH 62°14'30" EAST (RECORDED)
[SOUTH 62°14'13" EAST (MEASURED)], 379.93 FEET (RECORDED) [379.98
(MEASURED)] TO THE POINT OF BEGINNING.

PARCEL 1-A:

THE RIGHT TO USE THOSE PORTIONS OF LAND LYING ADJACENT TO
PARCEL 1 HEREINABOVE, AS GRANTED BY THAT RIGHT-OF-WAY
ENCROACHMENT AGREEMENT RECORDED APRIL 2, 1986 IN BOOK 860402 AS
INSTRUMENT NO. 00428; THAT ENCROACHMENT AGREEMENT RECORDED
APRIL 2, 1986 IN BOOK 860402 AS INSTRUMENT NO. 00429 AND THOSE
ENCROACHMENT AGREEMENTS RECORDED SEPTEMBER 23, 1988 IN BOOK
880923 AS INSTRUMENT NOS. 00490 AND 00491, ALL OF OFFICIAL RECORDS.

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # Out of Order

Book: _____ Page: _____

Date of Recording: _____

Notes Op. Reg. OK Cal

1. Assessor Parcel Number(s)

- a) 139-34-514-009
b) _____
c) _____
d) _____

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
i) ☐ Other _____

3. Total Value/Sales Price of Property: \$ _____

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value per NRS 375.010, Section 2: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 9

b. Explain Reason for Exemption: A conveyance of real property to a limited liability company where the person conveying the property owns 100% of the limited liability company to which the conveyance is made.

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 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 _____ Capacity Andrew B. Donner,
ultimate Manager of Grantor

Signature _____ Capacity Andrew B. Donner,
ultimate Manager of Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Downtown Resorts, LLC
Address: 206 N. 3rd Street, 3rd Floor West Tower
City: Las Vegas
State: Nevada Zip: 89101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 220 North 4th Street LV, LLC
Address: 206 N. 3rd Street, 3rd Floor West Tower
City: Las Vegas
State: Nevada Zip: 89101

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First American Title Escrow # 297781-TL
Address: 2590 Nature Park Dr #175
City: N. Las Vegas State: NV Zip: 89084

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

658

APN(S) 139-34-514-008

WHEN RECORDED MAIL TO:
c/o 221 North 3rd Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101

MAIL PROPERTY TAX STATEMENTS TO:
c/o 221 North 3rd Street LV, LLC
206 North 3rd Street
3rd Floor West Tower
Las Vegas, Nevada 89101

297781-TL (C)

9651

20071008-0000657

Fee: \$17.00 RPTT: EX#009
N/C Fee: \$25.00

10/08/2007 09:03:13
T20070178863

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD

Debbie Conway DBX
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CHASE TS, LLC, a Nevada limited liability company, FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to 221 NORTH 3rd STREET LV, LLC, a Nevada limited liability company with an address of 206 North Third Street, 3rd Floor West Tower, Las Vegas, Nevada 89101 all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A"

[Attached hereto and incorporated herein by this reference.]

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

Subject to (i) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; (ii) restrictions, conditions, reservations, rights of way and easements affecting the use and occupancy of this property as the same may now appear of record; and (iii) encumbrances of record.

1101831083129.1

RECEIVED

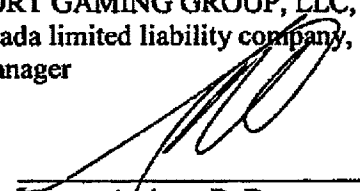
JUN 15 2011

City of Las Vegas

Witness my hand this 5th day of October, 2007.

CHASE TS, LLC, a Nevada limited liability company:

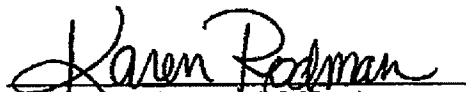
By: RESORT GAMING GROUP, LLC,
a Nevada limited liability company,
its Manager

By: 

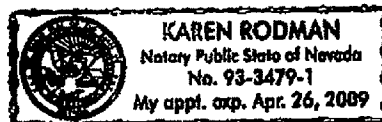
Name: Andrew B. Donner
Title: Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on September 27, 2007, by Andrew B. Donner, as Manager of Resort Gaming Group, LLC, a Nevada limited liability company, as Manager of Chase TS, LLC, a Nevada limited liability company.


(Signature of Notarial Officer)

Karen Rodman
(Print Name of Notarial Officer)



110183\1083129.1

EXHIBIT A

LEGAL DESCRIPTION

NCS-297873 (CHASE TS)

PARCEL 1:

A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN IN THAT CERTAIN FINAL MAP ENTITLED "LADY LUCK", A COMMERCIAL SUBDIVISION AS SHOWN IN BOOK 131, PAGE 25 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STEWART AVENUE AND FOURTH STREET; THENCE ALONG THE CENTERLINE OF SAID STEWART AVENUE, NORTH 62°14'29" WEST (RECORDED) [NORTH 62°14'13" WEST (MEASURED)], 379.93 FEET (RECORDED) [379.97(MEASURED)]; THENCE DEPARTING SAID CENTERLINE SOUTH 27°45'00" WEST (RECORDED) [SOUTH 27°45'24" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00(MEASURED)] TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STEWART AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 62°14'29" WEST (RECORDED) [NORTH 62°14'13" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00 (MEASURED)] TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 27°45'24" WEST (RECORDED) [SOUTH 27°45'00" WEST (MEASURED)], 149.92 FEET (RECORDED) [149.94 (MEASURED)] TO THE BOUNDARY OF SAID LOT 1; THENCE ALONG THE BOUNDARY OF SAID LOT 1 NORTH 62°14'19" WEST (RECORDED), [NORTH 62°14'19" WEST (MEASURED)], 139.99 FEET (RECORDED) [139.99 (MEASURED)] TO A POINT ON THE SOUTHEASTERLY LINE OF THE ALLEYWAY AS SHOWN IN BOOK 1, PAGE 37 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID ALLEYWAY AND THE BOUNDARY OF SAID LOT 1, NORTH 27°45'28" EAST (RECORDED) [NORTH 27°45'20" EAST (MEASURED)], 149.92 FEET (RECORDED) [149.92 (MEASURED)] TO THE SOUTHERLY RIGHT-OF-WAY OF SAID STEWART AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 62°14'29" EAST (RECORDED) [SOUTH 62°14'13" EAST (MEASURED)], 139.99 FEET (RECORDED) [139.99 (MEASURED)] TO THE POINT OF BEGINNING.

NOTE: THE ABOVE RECORDED METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 08, 2006 IN BOOK 20060508 AS INSTRUMENT NO. 05009.

1101831086964.2

PARCEL 2:

THE RIGHT TO USE THOSE PORTIONS OF LAND LYING ADJACENT TO PARCEL 1 HEREINABOVE, AS GRANTED BY THOSE ENCROACHMENT AGREEMENTS RECORDED SEPTEMBER 23, 1988 IN BOOK 880923 AS INSTRUMENT NOS. 00490 AND 00491 OF OFFICIAL RECORDS AND THAT ENCROACHMENT AGREEMENT RECORDED MAY 8, 1989 IN BOOK 890508 AS INSTRUMENT NO. 00508 OF OFFICIAL RECORDS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED MAY 8, 2006 IN BOOK 20060508 AS DOCUMENT NO. 05022 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GRANT OF EASEMENTS AND DECLARATION OF COVENANTS RECORDED AUGUST 4, 2003 IN BOOK 20030804 AS DOCUMENT NO. 02334 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

110183\10869642

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument # <u>207-1008-657</u>	
Book: _____	Page: <u>OK</u>
Date of Recording: _____	
Notes: <u>Sp. agree.</u> <u>OK</u>	

1. Assessor Parcel Number(s)
a) 139-34-514-008
b) _____
c) _____
d) _____
2. Type of Property:
a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☒ Comm'/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value per NRS 375.010, Section 2: \$ _____
Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: 9
b. Explain Reason for Exemption: A conveyance of real property to a limited liability company where the person conveying the property owns 100% of the limited liability company to which the conveyance is made.

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 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 _____ Capacity Andrew B. Donner, ultimate Manager of Grantor
Signature _____ Capacity Andrew B. Donner, ultimate Manager of Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Chase TS, LLC
Address: 206 N. 3rd Street, 3rd Floor West Tower
City: Las Vegas
State: Nevada Zip: 89101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 221 North 3rd Street LV, LLC
Address: 206 N. 3rd Street, 3rd Floor West Tower
City: Las Vegas
State: Nevada Zip: 89101

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First American Title Escrow # 297781-7L
Address: 8590 N. Lake Park #175
City: N. Las Vegas State: NV Zip: 89084

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

657