



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

July 19, 2016

Mr. Jonathan Kermani
Oakwood Plaza, LLC
1620 South Los Angeles Street, Unit C
Los Angeles, California 90015

**RE: EOT-65516 – ADMINISTRATIVE EXTENSION OF TIME - VACATION -
JULY 2016**

Dear Mr. Kermani:

Your request for an Extension of Time of an approved Vacation (VAC-37884) to Vacate the east six feet of public right-of-way commonly known as First Street and located between Clark Avenue and Bonneville Avenue, Ward 3 (Coffin), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. This Petition to Vacate (VAC-37884) shall expire on 07/07/18 unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of approval for a Petition to Vacate (VAC-37884) and all other related actions as required by the Department of Planning and the Department of Public Works.

This action by the Department of Planning staff on July 19, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

cc: Mr. Michael Mikula
Avenue 5 Residential
629 South Main Street
Las Vegas, Nevada 89101

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: JULY 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: OAKWOOD PLAZA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
EOT-65516	Staff APPROVES, subject to conditions.	

**** CONDITIONS ****

EOT-65516 CONDITIONS

Planning

1. This Petition to Vacate (VAC-37884) shall expire on 07/07/18 unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of approval for a Petition to Vacate (VAC-37884) and all other related actions as required by the Department of Planning and the Department of Public Works.

Staff Report Page One
July 2016 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time of an approved Petition to Vacate (VAC-37884) the east six feet of public right-of-way (sidewalk) commonly known as 1st Street, located on the east side of the right-of-way between Clark and Bonneville Avenue. The subject area and adjacent lots have not changed since the original approval; therefore, staff has no objection to the request and approves the Extension of Time for two years, to expire 07/07/18.

ISSUES

- This is the third extension of time of the approved Vacation (VAC-37884).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/06/08	The City Council approved a request for a Site Development Plan Review (SDR-27948) for a Transit Passenger Facility with waivers of the Downtown Centennial Plan build-to-line and streetscape standards on 2.75 acres at the south west corner of Bonneville Avenue and Casino Center Boulevard. The Planning Commission and staff recommended approval.
05/06/09	The City Council approved a request for a Petition to Vacate (VAC-30172) an 80-foot wide portion of 1 st Street between Bonneville Avenue and Garces Avenue. The Planning Commission and staff recommended approval.
07/07/10	The City Council approved a request for a Petition to Vacate (VAC-37884) the east six feet of public right-of-way commonly known as 1 st Street, located between Clark Avenue and Bonneville Avenue. The Planning Commission and staff recommended approval.
07/17/12	The Planning Department administratively approved a request for an Extension of Time (EOT-45811) to vacate (VAC-37884) the east six feet of public right-of-way commonly known as 1 st street located between Clark Avenue and Bonneville Avenue.
06/26/14	The Planning Department administratively approved a request for an Extension of Time (EOT-54665) to vacate (VAC-37884) the east six feet of public right-of-way commonly known as 1 st street located between Clark Avenue and Bonneville Avenue.

Staff Report Page Two
July 2016 - Administrative Review Meeting

<i>Related Building Permits/Business Licenses</i>
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There have been no building permits submitted since approval of this entitlement.

<i>Pre-Application Meeting</i>

A pre-application meeting was not required, nor was one held.

<i>Neighborhood Meeting</i>

A neighborhood meeting was not required, nor was one held.
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<i>Field Check</i>	
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07/07/16	A field check was performed by staff and found the areas of the approved Vacation (VAC-37884) currently under development. The adjacent site has been graded and fenced, with the vacated sidewalk still open to the public. There is no landscaping between the curb and the detached sidewalk along 1 st Street.
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<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan Overlay District (Office Core)	Y
A-O (Airport Overlay) District	Y
Live/Work Overlay District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

This is the third Extension of Time request of the approved Vacation (VAC-37884) of the subject right-of-way. This vacation is a component of the applicant's redevelopment plans for the two city blocks bisected by 1st Street, between Clark and Bonneville Avenues and is pursuant to the terms of the Bonneville-Clark Connector Agreement and the Right of Entry Agreement. The applicant indicates that additional time is needed due to lack of a development plan in place for the property adjacent to the vacated right-of-way. The proposed vacation of the existing right-of-way will not affect any policies or restrictions of the Downtown Centennial Plan; therefore, staff approves this request with a two-year extension to expire on 07/07/18.

JB

Staff Report Page Three
July 2016 - Administrative Review Meeting

FINDINGS (EOT-65516)

The adjacent lots have not changed in land use since the previous approval of subject Vacation (VAC-37884). Staff has no objection to this request and approves the Extension of Time for two years. If the vacation is not recorded or an extension of time request is not approved by the 07/07/18 expiration date, than this vacation shall expire. -

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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**

EOT-65516 - EXTENSION OF TIME - VACATION - ADMINISTRATIVE - APPLICANT/OWNER:
OAKWOOD PLAZA, LLC - For possible action on a request for an Extension of Time of an approved Vacation (VAC-37884) to Vacate the east six feet of public right-of-way commonly known as First Street and located between Clark Avenue and Bonneville Avenue, Ward 3 (Coffin).

MINOR REVIEW ADMINISTRATIVE MEETING: **JULY 15, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME VAC-37884
 Project Address (Location) FIRST STREET / CLARK AVENUE / BONNEVILLE AVENUE
 Project Name SIX FEET OF PUBLIC RIGHT-OF-WAY Proposed Use VACATION
 Assessor's Parcel #(s) 139-34-311-023, 139-34-311-025, 139-34-311-026
139-34-311-027, 139-34-311-028, 139-34-311-029 Ward #
139-34-311-030, 139-34-311-031
 General Plan: existing proposed Zoning: existing proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information EASTERMOST 6 FEET (SIDEWALK) ALONG FIRST STREET BETWEEN CLARK AVENUE AND BONNEVILLE AVENUE

PROPERTY OWNER OAKWOOD PLAZA LLC Contact JONATHAN KERMANI
 Address 1620 S. LOS ANGELES ST. UNIT C Phone: 310-876-8461 Fax:
 City LOS ANGELES State CA Zip 90015
 E-mail Address JKERMANI@WININV.COM

APPLICANT OAKWOOD PLAZA LLC Contact JONATHAN KERMANI
 Address 1620 S. LOS ANGELES ST. UNIT C Phone: 310-876-8461 Fax:
 City LOS ANGELES State CA Zip 90015
 E-mail Address JKERMANI@WININV.COM

REPRESENTATIVE AVENUE 5 RESIDENTIAL Contact MICHAEL MIKULA
 Address 629 S. MAIN ST. Phone: 702-671-0299 Fax: 702-385-9701
 City LAS VEGAS State NV Zip 89101
 E-mail Address PM.DESERTMANOR@AVENUE5APT.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

Print Name Jonathan Kermani 6-29-16

Subscribed and sworn before me

This day of , 20

Notary is attached
[Signature]
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # EOT-65516
 Meeting Date: 8-17-16 CC
 Total Fee: \$300.00
 Date Received: * 6-30-16
 Received By: [Signature]

*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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-65516** APN: 139-34-311-023, 139-34-311-027
139-34-311-025, 139-34-311-028
139-34-311-026, 139-34-311-029
139-34-311-030
139-34-311-031

Name of Property Owner: OAKWOOD PLAZA LLC

Name of Applicant: JONATHAN KERMANI

Name of Representative: MICHAEL MIKULA

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: Jonathan Kermani 6-28-16

Subscribed and sworn before me

This _____ day of _____, 20____

Notary is attested
Notary Public in and for said County and State

RECEIVED

JUN 30 2016

CALIFORNIA JURAT WITH AFFIANT STATEMENT**GOVERNMENT CODE § 8202**

- ☐ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1

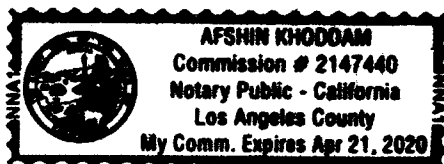
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 28 day of June, 2016,
by Date Month Year(1) Jonathan Mehdi Kermani(and (2) _____),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.Signature _____
Signature of Notary PublicSeal
Place Notary Seal Above**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Statement of financial Intent Document Date: 6/28/16Number of Pages: 1 Signer(s) Other Than Named Above: _____**RECEIVED****JUN 30 2016**

CALIFORNIA JURAT WITH AFFIANT STATEMENT**GOVERNMENT CODE § 8202**

- ☐ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 28 day of June, 2016
by Date Month Year(1) Jonathan MEHDI KERMANI(and (2) _____),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.Signature _____
Signature of Notary PublicSeal
Place Notary Seal Above**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Application petition form Document Date: 6/28/16
Number of Pages: 1 Signer(s) Other Than Named Above: _____RECEIVED
JUN 30 2016



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Eric
Dave
Kathy

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

July 20, 2010

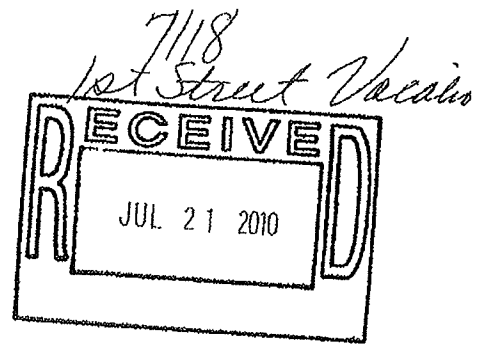
Mr. David Mitchell
Livework, LLC
41 East 60th Street
New York, New York 10021

RE: VAC-37884 - VACATION
CITY COUNCIL MEETING OF JULY 7, 2010

Dear Mr. Mitchell:

The City Council at a regular meeting held July 7, 2010, APPROVED the Petition to Vacate the east six feet of public right-of-way commonly known as First Street and located between Clark Avenue and Bonneville Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2010. This approval is subject to:

1. The limits of this Petition of Vacation shall be the easternmost six feet of First Street between Clark Avenue and Bonneville Avenue.
2. All existing 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 the Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of 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



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JUN 30 2016

Printed with environmentally friendly soy ink.

EOT-65516

Mr. David Mitchell
VAC-37884 – Page Two
July 20, 2010

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 or easement being vacated must be retained.

6. If the Order of Vacation is not recorded within two (2) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

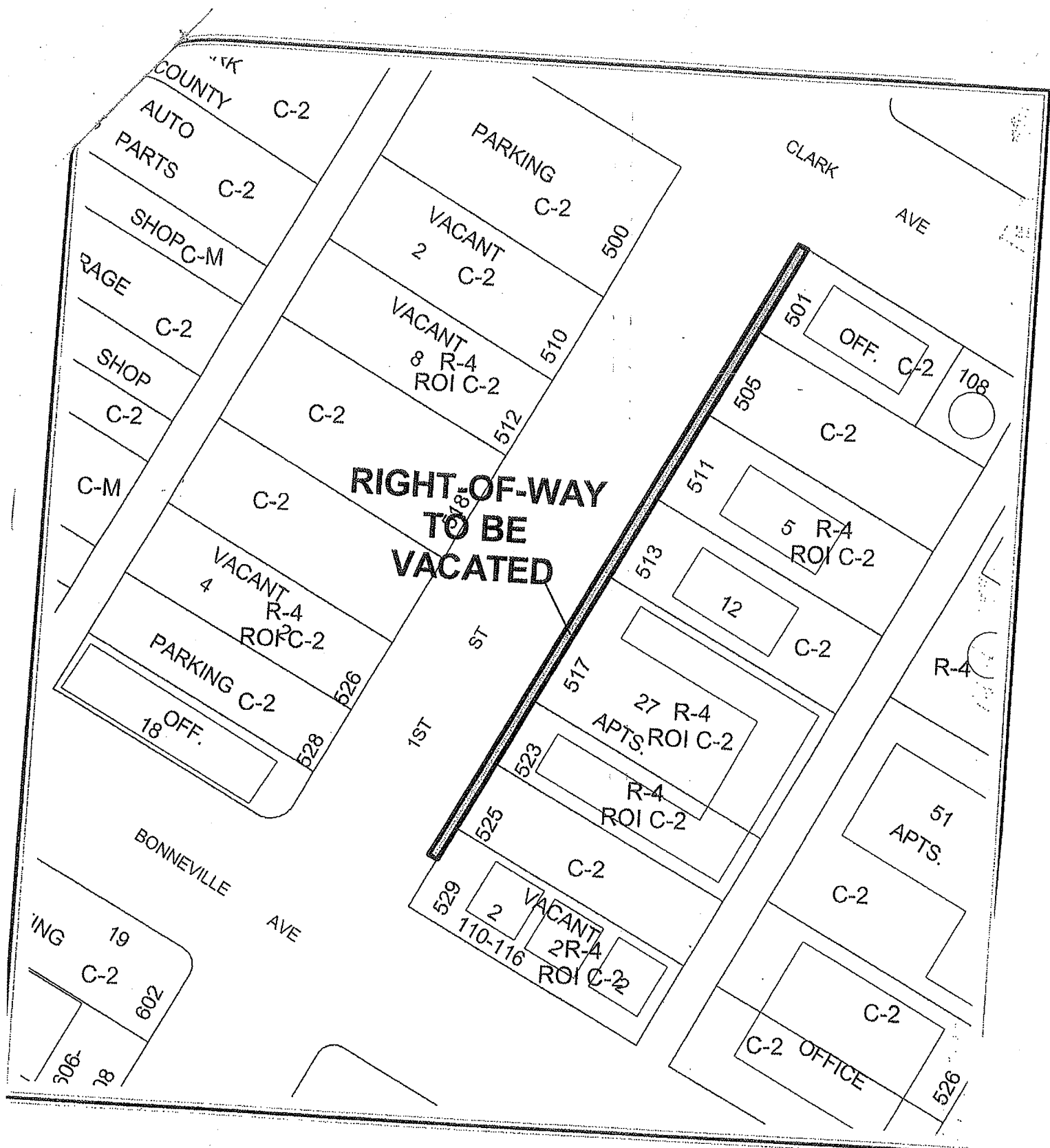

M. Marge Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Dimitri Vazelakis
FC Vegas39, LLC
949 South Hope Street
Los Angeles, California 90015

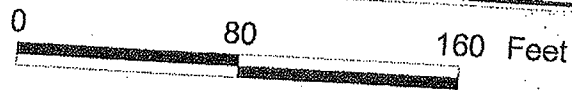
Ms. Kathy Dancho
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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JUN 30 2016

EOT-65516



CASE: **EOT-65516**



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JUN 30 2016



City of Las Vegas
Department of Planning
Development Services Center
333 N. Rancho Dr., 1st Floor
Las Vegas, NV 89106

RE: VAC-37884 – VACATION

We are requesting an extension of time for this vacation. We obtained ownership of the following parcels on December 30th, 2015 and will need more time to obtain approval and funding for the redevelopment project.

139-34-311-023, 139-34-311-025, 139-34-311-026, 139-34-311-027, 139-34-311-028
139-34-311-029, 139-34-311-030, 139-34-311-031

Sincerely,



Michael Mikula

Property Manager

Avenue5Residential

702-372-7106

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JUN 25 2015

EOT-65516

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Desert Manor LLC
1620 S. Los Angeles St., Unit C
Los Angeles, California 90015

Inst #: 20151230-0001556

Fees: \$26.00 N/C Fee: \$25.00

RPTT: \$39678.00 Ex: #

12/30/2015 11:53:34 AM

Receipt #: 2647035

Requestor:

FIRST AMERICAN TITLE NCS LA

Recorded By: DHG Pgs: 11

DEBBIE CONWAY

CLARK COUNTY RECORDER

MAIL TAX STATEMENTS TO:

~~Oakwood Plaza LLC~~
K&J Las Vegas Endeavor 010
Desert Manor LLC
1620 S. Los Angeles St. Unit C
Los Angeles, CA 90015

APNs: 139-34-311-008, -009, -010, -011, -012, -013, -014, -015 and -016
139-34-210-014, -015, -017, -018
139-34-311-023, -024, -025, -026, -027, -028, -029, -030, -031
139-34-311-017, -018, -019, -020, -021, -022
139-34-311-001, -002, -003, -007

(Space above line for Recorder's use only)

GRANT, BARGAIN AND SALE DEED

FC /LW VEGAS, LLC, a Delaware limited liability company, as "GRANTOR," does hereby Grant, Bargain, Sell and Convey to 1060 BROADWAY, LLC, a California limited liability company, as to an undivided 26% tenancy-in-common interest, OAKWOOD PLAZA, LLC, a California limited liability company, as to an undivided 64% tenancy-in-common interest, and K&J LAS VEGAS ENDEAVOR, LLC, a Nevada limited liability company, as to an undivided 10% tenancy-in-common interest, as "GRANTEE", the real property located 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 tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal tax year not yet due and payable.
2. All matters of record.

{Signature Page Follows}

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JUN 3 0 2016

EOT-65516

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated as of December 30, 2015.

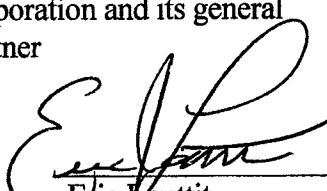
"GRANTOR"

FC/LW VEGAS, LLC, a Delaware limited liability company

By: FC Vegas 20, LLC, a Nevada limited liability company and its Managing Member

By: Rolling Acres Properties Co. Limited Partnership, an Ohio limited partnership and its Managing Member

By: Artus, Inc., an Ohio corporation and its general partner

By: 
Name: Eric Louttit
Title: Vice President

Eric Louttit

STATE OF OHIO

COUNTY OF CUYAHOGA

} ss.

The foregoing instrument was acknowledged before me this 31st day of December, 2015, by Eric Louttit, the Vice President of Artus, Inc., an Ohio corporation, the general partner of Rolling Acres Properties Co. Limited Partnership, an Ohio limited partnership, the Managing Member of FC Vegas 20, LLC, a Nevada limited liability company, the Managing Member of FC/LW VEGAS, LLC, a Delaware limited liability company, on behalf of FC/LW VEGAS, LLC, a Delaware limited liability company.




DENISE M SCAGLIONE NOTARY PUBLIC
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 04-23-17

State of Ohio

EXHIBIT A

Legal Description of Land

Attached

PARCEL I

PARCEL 1:

LOTS ONE (1), TWO (2), THREE (3), THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF OF FILE IN BOOK 1, OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE CERTAIN PARCELS OF LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED OCTOBER 03, 2007 IN BOOK 20071003 AS DOCUMENT NO. 03569 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CITY OF LAS VEGAS BY GRANT, BARGAIN, SALE AND DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123, AS INSTRUMENT NUMBER 03478, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

PARCEL 2:

LOTS FOUR (4) THROUGH SIXTEEN (16) IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THE INTEREST IN THE NORTHWESTERLY 5.00 FEET OF SAID LAND AS CONVEYED BY DEED RECORDED MAY 10, 1978 AS DOCUMENT NO. 844496, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED OCTOBER 03, 2007 IN BOOK 20071003 AS INSTRUMENT NO. 03569 OF OFFICIAL RECORDS.

PARCEL 3:

LOTS SEVENTEEN (17) THROUGH TWENTY-ONE (21) INCLUSIVE IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED OCTOBER 03, 2007 IN BOOK 20071003 AS INSTRUMENT NO. 03569 OF OFFICIAL RECORDS.

PARCEL 4:

LOTS TWENTY-TWO (22) AND TWENTY-THREE (23) INCLUSIVE IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 5:

LOTS TWENTY-FOUR (24) THROUGH TWENTY-SEVEN (27) INCLUSIVE IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 6:

LOTS TWENTY-EIGHT (28), TWENTY-NINE (29) AND THIRTY (30) IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II

PARCEL 1:

LOTS SEVEN (7) AND EIGHT (8) IN BLOCK TEN (10) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03477 OF OFFICIAL RECORDS.

PARCEL 2:

LOT FOURTEEN (14) AND THE SOUTH FIFTEEN (15) FEET OF LOT THIRTEEN (13) IN BLOCK TEN (10) OF CLARK'S LAS VEGAS, TOWNSITE, AS SHOWN BY MAP ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03477 OF OFFICIAL RECORDS.

PARCEL 3:

LOT FIFTEEN (15) AND SIXTEEN (16) IN BLOCK TEN (10) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03477 OF OFFICIAL RECORDS.

PARCEL 4:

THE WEST 100 FEET OF LOTS ONE (1) AND TWO (2) IN BLOCK TEN (10) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 5:

THE EAST FORTY (40) FEET OF LOTS ONE (1) AND TWO (2) IN BLOCK TEN (10) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03477 OF OFFICIAL RECORDS.

PARCEL 6:

LOT TWENTY-EIGHT(28) AND TWENTY-NINE (29) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 7:

THE NORTH ONE AND ONE-HALF FEET TO LOT NINETEEN (19), ALL OF LOT TWENTY (20) AND THE SOUTH HALF (S 1/2) OF LOT TWENTY-ONE (21), ALL IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 8:

LOT TWENTY-TWO (22) AND THE NORTH HALF (N 1/2) OF LOT TWENTY-ONE (21) AND THE SOUTH HALF (S 1/2) OF LOT TWENTY-THREE (23) ALL IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 9:

THE NORTH HALF (N 1/2) OF LOT TWENTY-THREE (23) AND ALL OF LOTS TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 10:

LOTS TWENTY-SIX (26) AND TWENTY-SEVEN (27) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 11:

LOTS FIVE (5) AND SIX (6) IN BLOCK TEN (10) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03477 OF OFFICIAL RECORDS.

PARCEL 12:

LOT ELEVEN (11) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.

PARCEL 13:

LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.

PARCEL 14:

LOTS FIVE (5) AND SIX (6) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTHWESTERLY 5.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JANUARY 27, 1976 IN BOOK 590 AS DOCUMENT NO. 549027 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.

PARCEL 15:

LOTS THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 16:

LOTS NINE (9), TEN (10), ELEVEN (11), TWELVE (12) AND THE NORTHERLY TEN (10) FEET OF LOT THIRTEEN (13) IN BLOCK TEN (10) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03477 OF OFFICIAL RECORDS.

PARCEL 17:

LOT SEVENTEEN (17) AND THE SOUTH 10 1/2 FEET OF LOT EIGHTEEN (18) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED JUNE 6, 1991 IN BOOK 910606 AS INSTRUMENT NO. 00707 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03478 OF OFFICIAL RECORDS.

PARCEL 18:

THE NORTH 14 1/2 FEET OF LOT EIGHTEEN (18) AND THE SOUTH 23 1/2 FEET OF LOT NINETEEN (19), BLOCK SEVEN (7), CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 19:

LOT THREE (3) AND FOUR (4) IN BLOCK TEN (10) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03477 OF OFFICIAL RECORDS.

PARCEL 20:

LOT 10 IN BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.

PARCEL 21:

THE EAST HALF (E 1/2) OF LOTS 15 AND 16 IN BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03478 OF OFFICIAL RECORDS.

PARCEL 22:

LOTS 8 AND 9 IN BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 09, 2014 IN BOOK 20140409 AS INSTRUMENT NO. 02445 OF OFFICIAL RECORDS.