



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



March 5, 2010

Mr. Craig Katchen
Wall Street Nevada HS, LLC, et al
3883 West Flamingo Road
Las Vegas, Nevada 89103

RE: EOT-37204 - EXTENSION OF TIME
CITY COUNCIL MEETING OF MARCH 3, 2010

Dear Mr. Katchen:

The City Council at a regular meeting held March 3, 2010 APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-8894) FOR A PROPOSED 950-FOOT, 73-STORY MIXED USE DEVELOPMENT CONTAINING 182,000 SQUARE FEET OF COMMERCIAL SPACE AND 3,020 RESIDENTIAL UNITS AND A WAIVER TO ALLOW A 70 PERCENT LOT COVERAGE WHERE A 50 PERCENT LOT COVERAGE IS THE MAXIMUM ALLOWED on 7.84 acres at the southeast corner of Wall Street and Western Avenue (APNs 162-04-505-001, 002, 162-04-513-004 thru 162-04-513-009, and 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone with a Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-8894) shall expire on January 18, 2012 unless another Extension of Time is approved by City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-8894) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

cc: Mr. Bob Gronauer
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 19, 2010

Mr. Craig Katchen
Wall Street Nevada HS, LLC, et al
3883 West Flamingo Road
Las Vegas, Nevada 89103

**RE: EOT-37204 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW**

Dear Mr. Katchen:

Please be advised the City Council at its regular meeting on *March 3, 2010* as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Friday, February 26, 2010* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:clb

cc: Mr. Bob Gronauer
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkenton
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

March 6, 2008

Mr. Craig Katchen
Wall Street Nevada, LLC, et al
5850 Canoga Avenue, Suite #650
Woodland Hills, California 91367

RE: EOT-26481 – EXTENSION OF TIME
CITY COUNCIL MEETING OF MARCH 5, 2008

Dear Mr. Katchen:

The City Council at a regular meeting held March 5, 2008 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-8894) FOR A PROPOSED 950-FOOT TALL, 73-STORY MIXED USE DEVELOPMENT CONTAINING 3,020 RESIDENTIAL UNITS WITH 182,000 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER TO ALLOW A 70% LOT COVERAGE WHERE A 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 7.84 acres at the southeast corner of Charleston Boulevard and Western Avenue, (APN 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone under a Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 6, 2008. This approval is subject to:

Planning & Development

1. This Site Development Plan Review (SDR-8894) shall expire on 1/18/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-8894) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

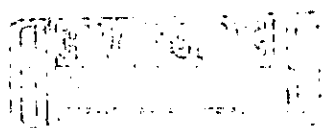
cc: See Attached List

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-37204
03/03/10 CC

RECEIVED
JAN 15 2010



Report Date 02/01/2010 11:53 AM

Submitted By

Page 1

A/P # 37204 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By	Date / Time	By
Processed	01/15/2010 15:50	984548	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

EOT-37204 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: WALL STREET NEVADA LLC - OWNER: WALL STREET NEVADA HS, LLC ETAL - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-8894) FOR A PROPOSED 950-FOOT, 73-STORY MIXED USE DEVELOPMENT CONTAINING 182,000 SQUARE FEET OF COMMERCIAL SPACE AND 3,020 RESIDENTIAL UNITS AND A WAIVER TO ALLOW A 70 PERCENT LOT COVERAGE WHERE A 50 PERCENT LOT COVERAGE IS THE MAXIMUM ALLOWED on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015),M (Industrial) Zone with a Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P # 8894
Project # 37204 Project/Phase Name WALL STREET Phase #
Size/Area 7.80 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16204505001

Location

Owner/Tenant

Contact ID AC1166397 Name WALL STREET NV H S L L C ETAL
Mailing Address 5850 CANOGA AVE #650 Organization
City WOODLAND HILLS State/Province CA
ZIP/PC 91367-6573 Country ☐ Foreign
Day Phone (702)227-5207 x Evening Phone
Fax (702)221-4834 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16204505001

Report Date 02/01/2010 11:53 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1167908 ☐ Foreign

Effective Expire

Name KAEMPFER, CROWELL, RENSHAW, GRONAUER & FIORENTIO

Day Phone (702)792-7000 x

Eve Phone

Organization

Pager

PIN #

Position

Fax (702)796-7181

Mobile

Profession

E-Mail

Address 3800 HOWARD HUGHES PARKWAY
LAS VEGAS, NV 89169

Seasonal Addr

Valid From To

Comments Bob Gronauer

Primary Y Capacity OWNER

Contact ID AC1166397 ☐ Foreign

Effective Expire

Name WALL STREET NV H S L L C ETAL

Day Phone (702)227-5207 x

Eve Phone

Organization

Pager

PIN #

Position

Fax (702)221-4834

Mobile

Profession

E-Mail

Address 5850 CANOGA AVE #650
WOODLAND HILLS, CA 91367-6573

Seasonal Addr

Valid From To

Comments No Comments

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.

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 8894

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Report Date 02/01/2010 11:53 AM

Submitted By

Page 3

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	--	-----------	----------	-------------

03/03/2010	CC	SCHEDULED	0	0	0
JGRIDER	01/15/2010				

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

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT# Kaempfer Crowell ck 75085 / 792-7000 / Tom Combs	983657	01/15/2010 15:57		0.00
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: 2nd Extension of Time for SDR-8894
Project Address (Location) SEC of Wall Street and Western Avenue
Project Name Wall Street Proposed Use Mixed Use
Assessor's Parcel #(s) 162-04-505-001 & 002; 162-04-513-004 thru 009; 162-04-513-010 thru 015 Ward # 3
General Plan: existing GC proposed N/A Zoning: existing C-2 proposed N/A
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 7.8 +/- Lots/Units _____ Density _____
Additional Information See attached justification letter

PROPERTY OWNER Wall Street Nevada HS, LLC etal Contact Craig Katchen
Address 3883 W. Flamingo Road Phone: 227-5207 Fax: 221-4834
City Las Vegas State Nevada Zip 89103
E-mail Address kcraig57@hotmail.com

APPLICANT Wall Street Nevada, LLC Contact Craig Katchen
Address 3883 W. Flamingo Road Phone: 227-5207 Fax: 221-4834
City Las Vegas State Nevada Zip 89103
E-mail Address kcraig57@hotmail.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Bob Gronauer
Address 8345 W. Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181
City Las Vegas State Nevada Zip 89113
E-mail Address rgronauer@kcrcvlaw.com

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 CRAIG KATCHEN

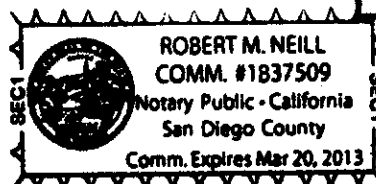
Subscribed and sworn before me

This 15th day of January, 20 10

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

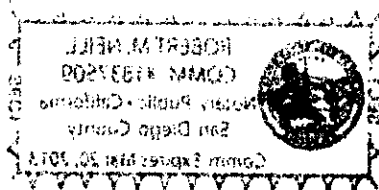


FOR DEPARTMENT USE ONLY

Case #	<u>EOT - 37204</u>
Meeting Date:	<u>3-3-10</u>
Total Fee:	<u>300</u>
Date Received:*	<u>1-15-10</u>
Received By:	<u>[Signature]</u>

*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.

Depot\Application Packet\Application Form.pdf



**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE
8345 W. Sunset Rd.
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

LAS VEGAS OFFICE

ROBERT J. GRONAUER

rgronauer@kcrlaw.com
702.792.7000

January 15, 2010

City of Las Vegas
Planning & Development Dept.
731 So. Fourth Street
Las Vegas, NV 89101

**Re: Second Extension of Time – GPA-8892, ZON-8893, SDR-8894, SUP-8895,
& SUP-8897**

To Whom It May Concern:

Please be advised our office represents the applicant for the above-referenced approved project located on the east side of Western Avenue south of Charleston Boulevard, more particularly described as assessor's parcel numbers 162-04-513-004 thru 015, 162-04-505-001 and 002 ("Site"). The applicant is seeking an extension of time on the applications because there are circumstances that have contributed to a delay in finalizing development plans. First, the applicant was in discussions, as were many of the property owners in this area, regarding the potential development of an arena project on and near the Site. Currently, the application is being filed in the event Project Neon is abandoned.

Should you have any questions, please do not hesitate to contact me. Thank you for your time and consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO

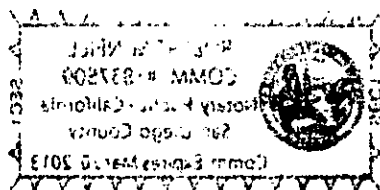

Robert J. Gronauer

RJG/mlt

**EOT-37204
03/03/10 CC**

RECEIVED
JAN 15 2010

100
100



[Home](#) | [About Ross](#) | [Calendar](#)[Home](#)[Information
Center](#)[Election
Center](#)[Business
Center](#)[Licensing
Center](#)[My Data Reports](#) [Business Entity Search](#) 1**WALL STREET NEVADA, LLC**[New Search](#)[Printer Friendly](#)**Business Entity Information**

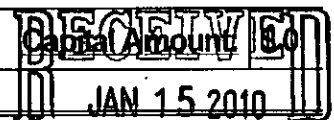
Status:	Active	File Date:	1/17/
Type:	Domestic Limited-Liability Company	Entity Number:	E002
Qualifying State:	NV	List of Officers Due:	1/31/
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20061415546	Business License Exp:	

Registered Agent Information

Name:	THE MERRILL GROUP OF COMPANIES, LLC	Address 1:	3855 BOUL
Address 2:	SUITE 102	City:	LAS
State:	NV	Zip Code:	8910
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

[View all business entities under this registered agent](#)**Financial Information**

No Par Share Count:	0	Capital Amount:	0.0
No stock records found for this company			



Officers			
Manager - CRAIG KATCHEN			
Address 1:	7080 RANCHO LA CIMA	Address 2:	
City:	RANCHO SANTA FE	State:	CA
Zip Code:	92067	Country:	
Status:	Active	Email:	
Manager - THE MERRILL GROUP OF COMPANIES LLC			
Address 1:	5950 CANOGA AVE STE 120	Address 2:	
City:	WOODLAND HILLS	State:	CA
Zip Code:	91367	Country:	
Status:	Active	Email:	

Actions\Amendments

[Click here to view 8 actions\amendments associated with this company](#)

Important Notice: Entities with an November 2009 annual list due date whose list was received by November due to processing backlog, may show as in "Default" in the Business Entity Search until all November completion of these filings by January 18th.

Data in this system may be up to fifteen minutes behind actual filings in the Secretary of State's office. In experience for all our customers, the automated and/or systematic collection of data from this w

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11-15-2010

20060323-0005505

A.P.N.: 162-04-513-004 thru 015 and
162-04-505-001 thru 002
File No: NCS-211893-WCLV (ti)
R.P.T.T.: \$18,615.00

Fee: \$21.00 RPTT: \$18,615.00
N/C Fee: \$25.00
03/23/2006 15:06:59
T20060052017
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA
Frances Deane COO
Clark County Recorder Pgs: 10

When Recorded Mail To: Mail Tax Statements To:
Wall Street Nevada HS, LLC, etal
5850 Canoga Avenue, Suite 650
Woodland Hills, CA 91367

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wall Street Nevada, LLC, a Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

Wall Street Nevada HS, LLC, a Nevada Limited Liability Company, as to an undivided 5.2844% interest; Wall Street Nevada ST, LLC, a Nevada Limited Liability Company, as to an undivided 3.0857% interest; Wall Street Nevada PS, LLC, a Nevada Limited Liability Company, as to an undivided 1.5098% interest; Wall Street Nevada MK, LLC, a Nevada Limited Liability Company, as to an undivided 5.5203% interest and Wall Street Nevada MH, LLC, a Nevada Limited Liability Company, as to an undivided 3.4726% interest all as tenants in common, in and to

the real property situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/10/2006

RECEIVED
JAN 15 2010

RECEIVED
JAN 10 1964

A.P.N.: 162-04-513-004 thru 015 and
162-04-505-001 thru 002
File No: NCS-211893-WCLV (tl)
R.P.T.T.: \$18,615.00

CLARIFICATION COPY

When Recorded Mail To: Mail Tax Statements To:
Wall Street Nevada HS, LLC, etal
5850 Canoga Avenue, Suite 650
Woodland Hills, CA 91367

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wall Street Nevada, LLC, a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Wall Street Nevada HS, LLC, a Nevada Limited Liability Company, as to an undivided 5.2844% interest; Wall Street Nevada ST, LLC, a Nevada Limited Liability Company, as to an undivided 3.0857% interest; Wall Street Nevada PS, LLC, a Nevada Limited Liability Company, as to an undivided 1.5098% interest; Wall Street Nevada MK, LLC, a Nevada Limited Liability Company, as to an undivided 5.5203% interest and Wall Street Nevada MH, LLC, a Nevada Limited Liability Company, as to an undivided 3.4726% interest all as tenants in common, in and to

Clark

the real property situate in the County of/, State of Nevada, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

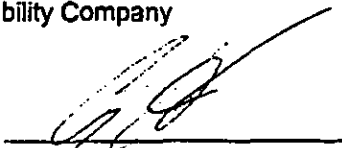
Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/10/2006

Wall Street Nevada, LLC, a Nevada Limited Liability Company


By: Craig Katchen, Manager

By: The Merrill Companies, LLC, Manager

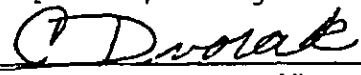

By: David M. Frank, Manager

STATE OF **NEVADA**)

COUNTY OF **CLARK**)

ss.

This Instrument was acknowledged before me on March 15, 2006 by Craig Katchen, Manager of Wall Street Nevada, LLC, a Nevada Limited Liability Company, and David M. Frank, Manager, of The Merrill Companies, Manager of Wall Street Nevada, LLC.


Notary Public
(My commission expires: 1-3-07)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 10, 2006** under Escrow No. **NCS-211893-WCLV**.

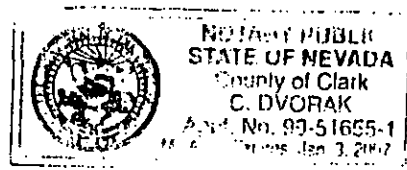


Exhibit "A "

Parcel 1:

Parcel A:

That portion of the Northeast Quarter (NE 1/4) of Section 4, Township 21 South, Range 61 East, M.D.B & M. described as follows:

Commencing at the point of intersection of the North line of the Northeast Quarter (NE 1/4) of said Section 4 with the West line of the Los Angeles and Salt Lake Railroad Company right-of-way (100 feet wide);

Thence South 27°55' West a distance of 902.78 feet more or less to the Southeast corner of that certain parcel of land conveyed by Ned T. Osler, et ux, to Dan H. Plunkett, et ux, by deed recorded December 4, 1952 as Document No. 396258, Clark County, Nevada Records;

Thence North 88°40'30" West along the South line of the said conveyed parcel a distance of 437.60 feet to the Southwest corner thereof, the True Point of Beginning;

Thence North 13°06'30" East along the West line of the said conveyed parcel a distance of 63.02 feet to an angle point thereon;

Thence North 04°12'00" West and continuing along the West line of the said conveyed parcel a distance of 88.72 feet to a point;

Thence South 88°40'30" East and parallel to the South line of the said conveyed parcel a distance of 275.00 feet to a point;

Thence South 1°19'30" West a distance of 150.00 feet to a point on the South line of the said conveyed parcel;

Thence North 88°40'30" West along the last mentioned South line a distance of 279.33 feet to the True Point of Beginning.

Except the interest on and to that portion of said Parcel A, as conveyed to the City of Las Vegas, by documents recorded December 4, 1953 in Book 73 of Deeds, Pages 163-165 as Document Nos. 419457 and 419458, Clark County, Nevada Records.

Said property is further described (as measured) as:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 2 OF PLUNKETT TRACT, AS SHOWN BY MAP THEROF ON FILE IN BOOK 4, PAGE 22 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 2, NORTH 88°22'13" WEST, 259.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTERN AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 04°27'26" EAST, 150.85 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 4 IN SAID BLOCK 2; THENCE ALONG SAID LAST DESCRIBED PROLONGATED LINE, SOUTH 88°22'13" EAST, 243.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, NORTH 01°37'47" EAST, 150.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

D. G. NEEL, PLS

889 S. RAINBOW BLVD. #688

LAS VEGAS, NV 89145

Parcel B:

That portion of Section 4, Township 21 South, Range 61 East, M.D.B & M., described as follows:

Commencing at the Northeast corner of Section 4, Township 21 South, Range 61 East, M.D.B. & M.;

CK @

Thence North 89°52'30" West along the North boundary line of said Section 4 a distance of 466.49 feet to the point of intersection of said boundary line with the center line of the main line of the Union Pacific Railroad;

Thence South 27°56'15" West along said center line of railroad a distance of 910.42 feet to a point;

Thence North 88°22'13" West a distance of 232.18 feet to the True Point of Beginning;

Thence North 88°22'13" West a distance of 217.73 feet to a point;

Thence South 2°22'31" East a distance of 60.15 feet to a point;

Thence South 88°22'13" East a distance of 191.86 feet to a point;

Thence North 21°29'17" East a distance of 63.79 feet to the True Point of Beginning.

Except that portion of said land conveyed to the City of Las Vegas by deed recorded September 16, 1954 in Book 22 as Document No. 20275 of Official Records.

Parcel C:

That portion of Section 4, Township 21 South, Range 61 East, M.D.B & M., described as follows:

Commencing at the Northeast corner of Section 4, Township 21 South, Range 61 East, M.D.B. & M.;

Thence North 89°52'30" West along the North boundary line of said Section 4, a distance of 466.49 feet to the point of intersection of said boundary line with the center line of the main line of the Union Pacific Railroad;

Thence South 27°56'15" West along said center line of railroad a distance of 910.42 feet to a point;

Thence North 88°22'13" West a distance of 55.78 feet to a point on the Westerly right-of-way line of the Union Pacific Railroad, said point being the True Point of Beginning;

Thence continuing North 88°22'13" West a distance of 176.40 feet to a point;

Thence South 21°29'17" West a distance of 63.79 feet to a point;

Thence North 88°22'13" West a distance of 191.86 feet to a point;

Thence South 2°22'31" East a distance of 128.40 feet to a point;

Thence South 88°49'00" East a distance of 289.09 feet to a point on the aforementioned Westerly right-of-way line of the Union Pacific Railroad;

Thence North 27°56'15" East along said Westerly right-of-way line a distance of 207.31 feet to the True Point of Beginning.

Except that portion of said land conveyed to the City of Las Vegas by deed recorded September 16, 1954 in Book 22 as Document No. 20275 of Official Records.

Parcel 2:

That portion of the Northeast Quarter (NE 1/4) of Section 4, Township 21 South, Range 61 East, M.D.B & M., described as follows:

Commencing at the Northeast corner of said Section 4;

Thence North 89°52'30" West along the North line thereof a distance of 466.49 feet to a point on the center lines of L.A. and S.L. (Union Pacific) Railroad right-of-way (100 feet wide);

Thence South 27°56'15" West along the said centerline a distance of 1,117.24 feet to a point;

Thence North 86°49'00" West a distance of 55.99 feet to a point on the West line of said right-of-way and the Northeast corner of that certain parcel of land conveyed by Southern Nevada Meat and Provisions to J.W. McMichael by deed recorded December 14, 1942 as Document No. 155985 of Clark County, Nevada Records, the True Point of Beginning;

Thence continuing North 88°49'00" West along the North line of the said conveyed parcel a distance of 289.09 feet to a point on the East line of Western Avenue (60 feet wide);

Thence South 2°22'34" East along the said East line a distance of 2.65 feet to a point;

Thence from a tangent whose bearing is the last described course turning to the right along a curve of the East line of said Western Avenue having a radius of 530.00 feet and subtending a central angle of 19°01'40" an arc length of 176.01 feet to a point;

Thence South 16°39'09" West and continuing along the said East line a distance of 3.95 feet;

Thence South 88°49'00" East along the South line of the said conveyed parcel a distance of 217.06 feet to a point;

Thence North 27°56'15" East along the West line of said railroad right-of-way a distance of 202.38 feet to

CK. ②

the True Point of Beginning.

Note: The above metes and bounds legal description appeared previously in that certain document recorded January 28, 2003 in Book 20030128 as Instrument No. 03092 of Official Records.

Parcel 3:

Lot Three (3) in Block One (1) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada.

Parcel 4:

Lot Four (4) in Block One (1) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada.

Parcel 5:

Lot Five (5) in Block One (1) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada.

Parcel 6:

Lot Six (6) and Seven (7) in Block One (1) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada.

ALSO that portion conveyed by the City of Las Vegas to Dan H. Plunkett, Alta M. Plunkett, Edward Barrick, Marjorie Barrick, Sam Ziegman and Mary Ziegman, by Quitclaim deed recorded April 8, 1964 as Document No. 424900, described as follows:

BEGINNING at the Northwest corner of Lot Seven (7) in Block One (1) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada.

THENCE along a curve to the right tangent to a course that bears South $89^{\circ}52'30''$ East having a radius of 48 feet subtending a central angle of 90° and arc length of 75.40 feet to a point on the East line of said Lot Seven (7) said point also being a point of curve on the West right of way line of the 20 foot alley as shown by map of the aforementioned subdivision; thence South $0^{\circ}07'30''$ West 92.00 feet;

THENCE South $89^{\circ}52'30''$ East a distance of 20 feet to the Southwest corner of irregular shaped Lot Eight (8) in Block One (1);

THENCE North $0^{\circ}07'30''$ East along the East line thereof, said line also being the East right of way of the 20 foot alley, a distance of 92 feet;

THENCE along a tangent curve to the left, having a radius of 68 feet, subtending a central angle of $44^{\circ}54'04''$ an arc length of 53.29 feet, to a point of intersection with the Easterly prolongation of the North line of Block One (1);

THENCE North $89^{\circ}52'30''$ West along the prolongation of said North line a distance of 48.17 feet to the POINT OF BEGINNING.

EXCEPTING therefrom those portions as conveyed to the City of Las Vegas by deed recorded April 8, 1964 in Book 528 as Document No. 424877.

Note: The above metes and bounds legal description appeared previously in that certain document recorded August 11, 1997 in Book 970811 as Instrument No. 00726.

Parcel 7:

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Lot Eight (8) in Block One (1) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada:

Excepting therefrom those portions as conveyed by Document No. 352929 in Book 383 Official Records, Clark County, Nevada.

Further excepting therefrom any portion of property conveyed to the City of Las Vegas by Document No. 424877 in Book 528 of Official Records, Clark County, Nevada.

Parcel 8:

That portion of Lot Eight (8) in Block One (1) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada, more particularly described as follows:

Beginning at the lot corner common to Lot Eight (8) in Block One (1) and Lot Four (4) in Block Two (2) of the above referenced subdivision, the True Point of Beginning;
Thence North 82°46'43" West, 21.84 feet to a point;
Thence from a tangent whose bearing is North 7°13'17" East, turning to the left along a curve having a radius of 53.00 feet and subtending a central angle of 65°32'53" an arc length of 60.32 feet to a point;
Thence North 27°49'10" East, 102.00 feet to a point;
Thence South 62°10'50" East, 66.75 feet to a point, on the Easterly line of said Lot Eight (8);
Thence South 27°56'15" West, 128.61 feet to the True Point of Beginning.

Note: The above metes and bounds legal description appeared previously in that certain document recorded July 21, 2005 in Book 20050721 as Instrument No. 03802.

Parcel 9:

Lot Four (4) in Block Two (2) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4, of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of Lot Four (4) in Block Two (2) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4, of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Commencing at the Northwest corner of said Lot Four (4);
Thence South 89°52'30" East along the North line thereof a distance of 63.00 feet to the True Point of Beginning;
Thence South 0°07'30" West, a distance of 140.00 feet to a point;
Thence South 89°52'30" East, a distance of 40.00 feet to a point;
Thence North 0°07'30" East, a distance of 140.00 feet to a point;
Thence North 89°52'30" West, a distance of 40.00 feet to the True Point of Beginning.

Note: The above metes and bounds legal description appeared previously in that certain document recorded October 15, 1997 in Book 971015 as Instrument No. 00024.

Parcel 10:

That portion of Lot Four (4) in Block Two (2) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4, of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Commencing at the Northwest corner of said Lot Four (4);
Thence South 89°52'30" East along the North line thereof a distance of 63.00 feet to the True Point of Beginning;
Thence South 0°07'30" West, a distance of 140.00 feet to a point;
Thence South 89°52'30" East, a distance of 40.00 feet to a point;
Thence North 0°07'30" East, a distance of 140.00 feet to a point;

Handwritten signature or initials.

Thence North 89°52'30" West, a distance of 40.00 feet to the True Point of Beginning.

Note: The above metes and bounds legal description appeared previously in that certain document recorded October 15, 1997 in Book 971015 as Instrument No. 00024.

Parcel 11:

The Westerly 45.00 feet of Lot Three (3) in Block Two (2) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada.

Parcel 12:

That portion of Lot Three (3) in Block Two (2) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at the Northeast corner of said Lot Three (3);
Thence South 0°07'30" West a distance of 119.75 feet to the Southeast corner of said Lot Three (3);
Thence North 88°22'13" West a distance of 35.00 feet to a point;
Thence North 0°07'30" East 118.83 feet to a point on the North line of said Lot Three (3);
Thence South 89°52'30" East a distance of 35.00 feet to the Point of Beginning.

Note: The above metes and bounds legal description appeared previously in that certain document recorded January 5, 1960 in Book 227 as Instrument No. 184465.

Parcel 13:

Lot Two (2) in Block Two (2) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada.

Parcel 14:

Lot One (1) in Block Two (2) of Plunkett Tract Industrial Subdivision, as shown by map thereof on file in Book 4 of Plats, Page 22, in the Office of the County Recorder of Clark County, Nevada.

[Handwritten signature]

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 162-04-513-004 thru 015 and

b) 162-04-505-001 thru 002

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$3,650,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$3,650,000.00

Real Property Transfer Tax Due

\$18,615.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 18.8728 %

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 parties agree that 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: Manager/Grantor

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Wall Street Nevada, LLC

Print Name: LLC

Address: 5850 Canoga Avenue, Suite 650

Address: 5850 Canoga Ave. #650

City: Woodland Hills

City: WOODLAND HILLS

State: CA Zip: 91367

State: CA Zip: 91367

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Company National Commercial

Print Name: Services

File Number: NCS-211893-WCLV tl/jh

Address: 9960 West Cheyenne Avenue, Suite 240

City: Las Vegas

State: NV Zip: 89129

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

5505

STATE OF NEVADA
DECLARATION OF VALUE

CLARIFICATION COPY

1. Assessor Parcel Number(s)

- a) 162-04-513-004 thru 015 and
b) 162-04-505-001 thru 002
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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$3,650,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$3,650,000.00

Real Property Transfer Tax Due

\$18,615.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 18.8728 %

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 parties agree that 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: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Wall Street Nevada, LLC

Print Name: LLC

Address: 5850 Canoga Avenue, Suite 650

Address: 5850 Canoga Ave. #650

City: Woodland Hills

City: Woodland Hills

State: CA Zip: 91367

State: CA Zip: 91367

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-211893-WCLV III/jh

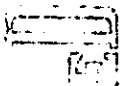
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City: Las Vegas

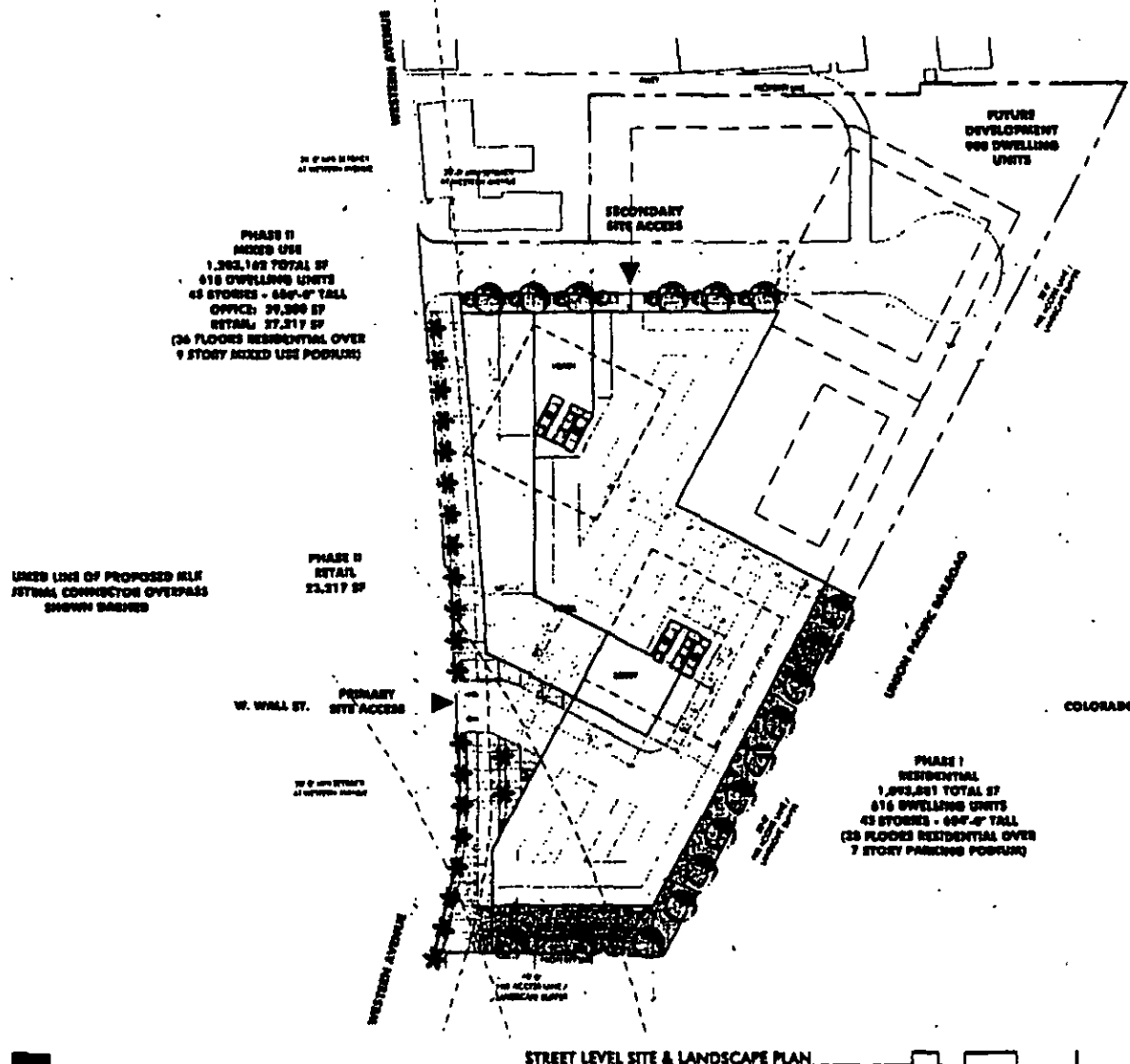
State: NV Zip: 89129

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

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WALL STREET TOWERS



SITE DATA

ITEM	QUANTITY	UNIT	ITEM	QUANTITY	UNIT
PHASE I TOTAL	1,092,881	SF	PHASE II TOTAL	1,302,142	SF
PHASE I RESIDENTIAL	1,092,881	SF	PHASE II MIXED USE	1,302,142	SF
PHASE I OFFICE	0	SF	PHASE II OFFICE	29,300	SF
PHASE I RETAIL	0	SF	PHASE II RETAIL	27,217	SF
PHASE I PARKING	0	SPACES	PHASE II PARKING	0	SPACES
PHASE I TOTAL UNITS	616	UNITS	PHASE II TOTAL UNITS	616	UNITS
PHASE I OFFICE UNITS	0	UNITS	PHASE II OFFICE UNITS	0	UNITS
PHASE I RETAIL UNITS	0	UNITS	PHASE II RETAIL UNITS	0	UNITS
PHASE I PARKING UNITS	0	UNITS	PHASE II PARKING UNITS	0	UNITS
PHASE I TOTAL FLOORS	23	FLOORS	PHASE II TOTAL FLOORS	26	FLOORS
PHASE I OFFICE FLOORS	0	FLOORS	PHASE II OFFICE FLOORS	0	FLOORS
PHASE I RETAIL FLOORS	0	FLOORS	PHASE II RETAIL FLOORS	0	FLOORS
PHASE I PARKING FLOORS	0	FLOORS	PHASE II PARKING FLOORS	0	FLOORS

LOCATION MAP



EOT-37204
 03/03/10 CC

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 JAN 15 2010

SITE DEVELOPMENT PLAN REVIEW
 CITY OF LAS VEGAS, NEVADA
 NOVEMBER 04, 2005

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LANDSCAPE PLAN

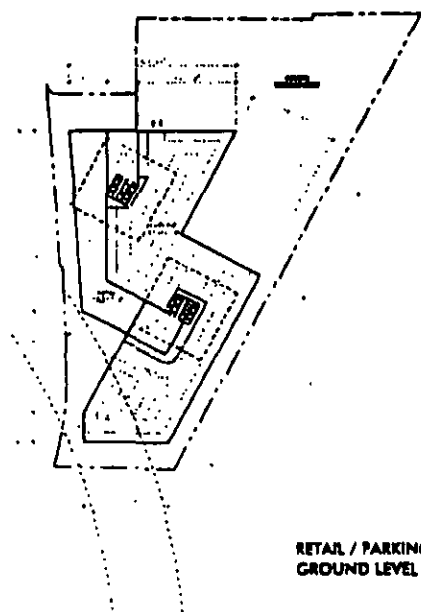
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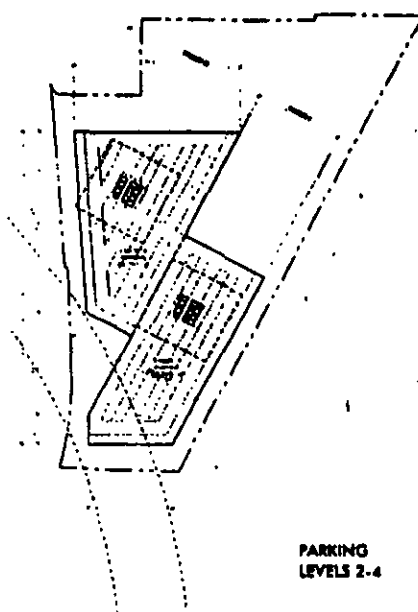
**SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS, NEVADA
NOVEMBER 04, 2003**

141 ARCHITECTURE

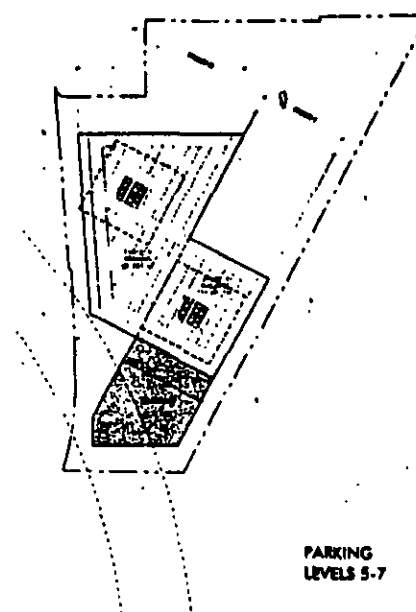
WALL STREET TOWERS



RETAIL / PARKING
GROUND LEVEL



PARKING
LEVELS 2-4



PARKING
LEVELS 5-7

NEW ST ARCHITECTURE

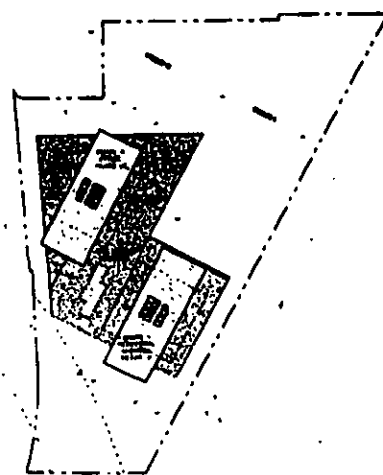
FLOOR / PHASING PLANS

EOT-37204
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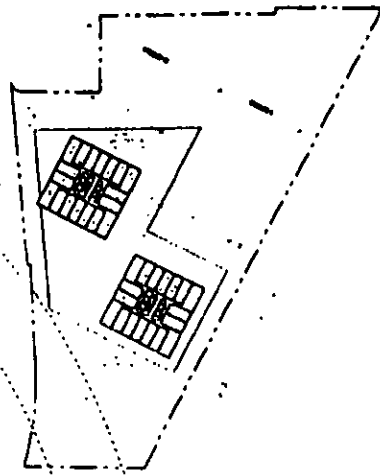
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SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS, NEVADA
NOVEMBER 04, 2008

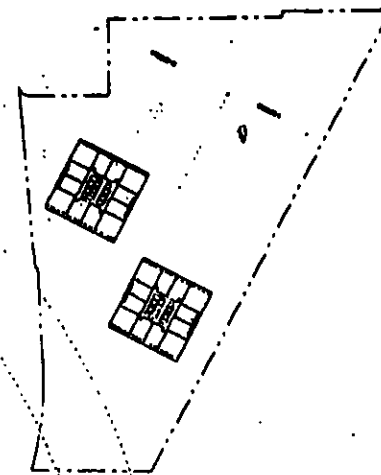
WALL STREET TOWERS



OFFICE / AMENITIES
LEVELS 8-9



RESIDENTIAL
LEVELS 13-40



PENTHOUSE
LEVELS 41-45



FLOOR / PHASING PLANS

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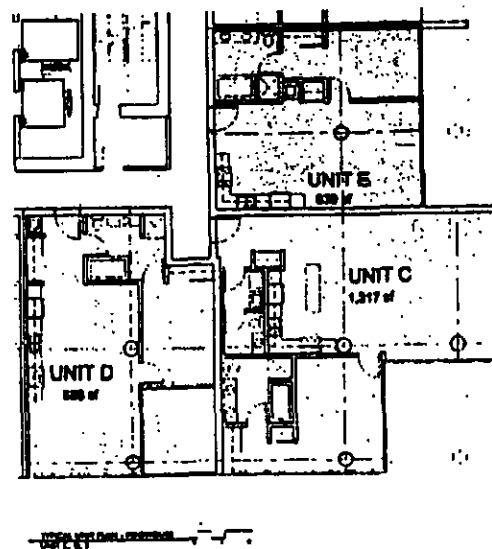
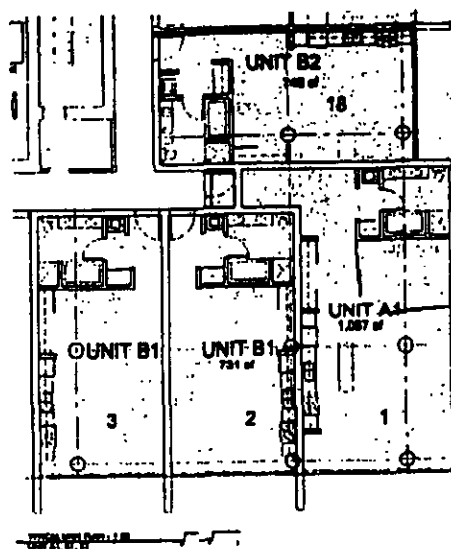
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SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS, NEVADA
NOVEMBER 04, 2009

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WALL STREET TOWERS



STUDY ARCHITECTURE

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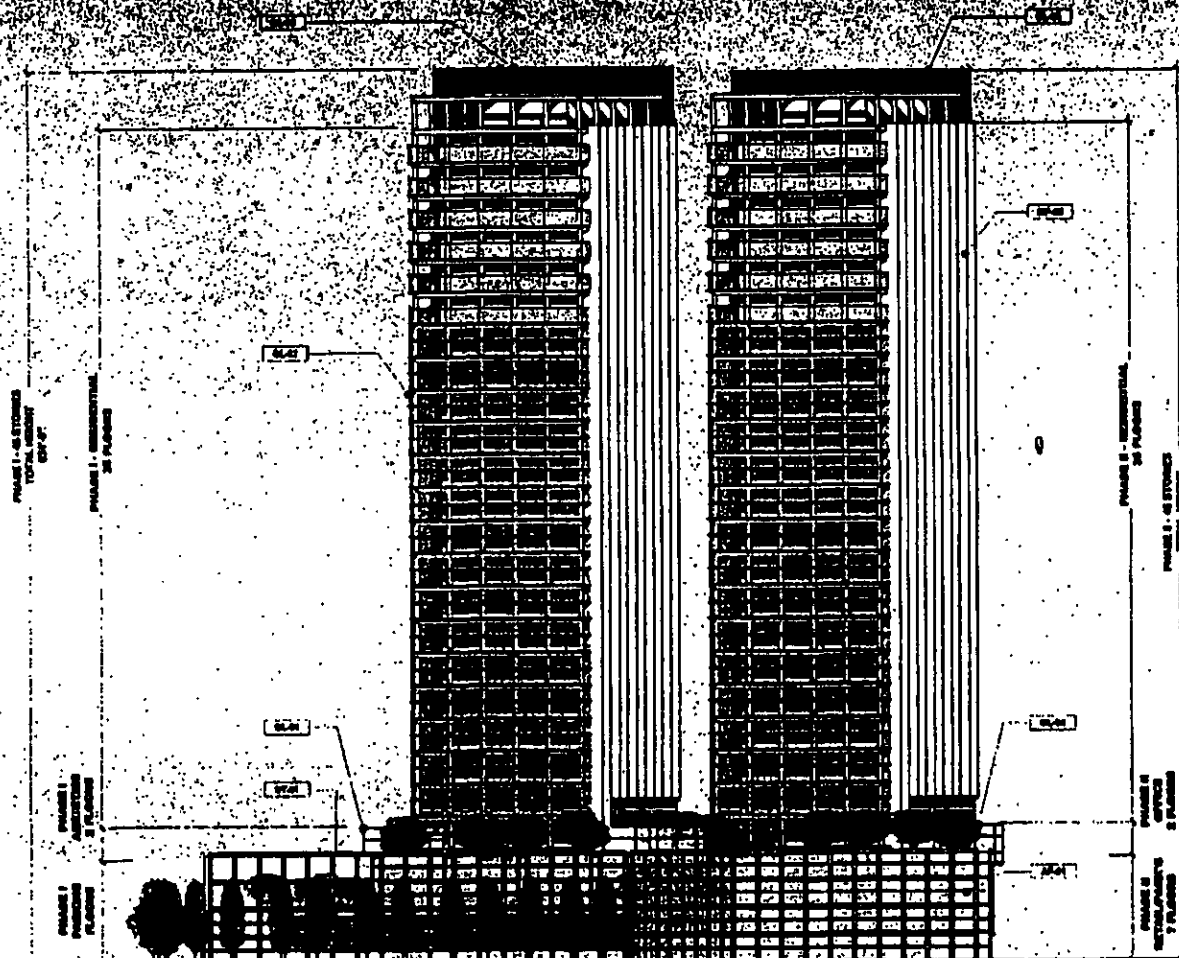
SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS, NEVADA
NOVEMBER 04, 2003

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WALL STREET TOWERS



EAST ELEVATION

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DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS, NEVADA
NOVEMBER 04, 2005

[illegible]

NORTH ELEVATION

SOUTH ELEVATION

**SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS, NEVADA
NOVEMBER 04, 2003**

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JAN 15 2010

27

28

This architectural site plan illustrates the layout of the World Trade Center complex in New York City. The plan is oriented with North at the top. The central feature is the Twin Towers, labeled 'TOWERS' and '110 STORIES', which are shown as two identical, closely spaced rectangular structures. To the left of the towers is the 'PORTAL' area, and to the right is the 'TOWER' area. The plan also shows the 'WORLD TRADE CENTER' and 'NEW YORK CITY' labels. The surrounding area includes the 'Hudson River' to the west and the 'East River' to the east. The plan is divided into several sections, with labels such as 'PHASE 1', 'PHASE 2', 'PHASE 3', and 'PHASE 4' indicating different stages of development. The plan also shows the 'FEDERAL RESERVE BANK' and the 'NEW YORK STOCK EXCHANGE' located to the east of the towers. The plan is a detailed technical drawing showing the building's footprint, surrounding streets, and infrastructure.

WEST ELEVATION

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**SITE DEVELOPMENT PLAN REVIEW
CITY OF LAS VEGAS, NEVADA
NOVEMBER 04, 2005**

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