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

177434

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

March 5, 2010

Mr. Robert Finvarb
Garces Venture, LLC
1065 Kane Concourse, Suite #201
Barharbor Islands, Florida 33154

RE: EOT-37220 – EXTENSION OF TIME – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 3, 2010

Dear Mr. Finvarb:

The City Council at a regular meeting held March 3, 2010 APPROVED the request for an Extension of Time of a previously approved Special Use Permit (SUP-9159) FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142, and 143), 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 Special Use Permit (SUP-9159) shall expire on January 18, 2012 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval of the Special Use Permit (SUP-9159) 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: Ms. Tabitha Fiddyment
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Printed with environmentally friendly soy ink.

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. Robert Finvarb
Garces Venture, LLC
1065 Kane Concourse, Suite #201
Bay Harbor Islands. Florida 33154

RE: EOT-37220 - EXTENSION OF TIME - SPECIAL USE PERMIT

Dear Mr. Finvarb:

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 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: Ms. Tabitha Fiddyment
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 Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

AS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

February 24, 2006

Mr. Paul Freed
Garces Venture, LLC
101 Convention Center Drive, Suite #1150
Las Vegas, Nevada 89109

RE: SDR-9153 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED TO SUP-9159

Dear Mr. Freed:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 55-STORY, 833 SQUARE-FOOT MIXED-USE DEVELOPMENT, CONSISTING OF 349 RESIDENTIAL UNITS AND 6,000 SQUARE FEET OF COMMERCIAL SPACE, AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENTS, STREETSCAPE REQUIREMENTS, AND BUILD-TO-LINE REQUIREMENTS on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

2. The elevations are for a 668 foot high, 44 story building. All development shall be in conformance with the site plan and building elevations, date stamped 11/08/05, except as amended by conditions herein.

3. A Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, to allow a single stepback at the tenth story of the building.

4. A Waiver from the Downtown Centennial Plan build-to line requirement is hereby approved.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
18112-001-06-05
CLV 7009

EOT-37220
03/03/10 CC

5. A Waiver from the Streetscape requirements is hereby approved, except for the loading area along Garces Avenue shall be removed and replaced with sidewalk and shade trees subject to approval by the Planning and Development Department.

6. All requirements and conditions related to Special Use Permit (SUP-9159) shall be met.

7. A public sidewalk with a minimum width of 10 feet and a five-foot deep amenity zone directly adjacent to the curb is required along all street frontages in accordance with Graphic 7 and Graphic 8 of Subsection DS4.2 of the Downtown Centennial Plan. The sidewalk shall include a decorative paving treatment at the intersections. All streetscape treatments shall conform to match the Fourth Street improvements installed by the City of Las Vegas.

8. Palm trees shall be installed in the public right-of-way (Las Vegas Boulevard) as depicted on the landscape plan, and shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk. Shade trees, in single or double rows, may be provided alternately between the required palm trees.

9. Shade Trees shall be installed in the public right-of-way (Garces Avenue) as depicted on the landscape plan and shall have a minimum 36-inch box trees spaced at 20 feet.

10. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

12. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity. The overall building design and colors to be modified prior to the City Council meeting, subject to review and approval by the Planning and Development Department.

14. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j.

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

16. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

18. Clark County Aviation written approval with no change in flight paths shall be submitted to the City of Las Vegas prior to issuance of building permits.

19. All City Code requirements and design standards of all City departments must be satisfied.

20. This development shall not exceed a height of 2,700 feet above Mean Sea Level.

Public Works

21. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.

22. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard adjacent to this site and a 10-foot radius on the northwest corner of Garces Avenue and Las Vegas Boulevard

23. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

24. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. All structures and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

EOT-37220
03/03/10 CC

25. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

26. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

27. Landscape and maintain all unimproved rights-of-way, if any, on Las Vegas Boulevard and Garces Avenue adjacent to this site.

28. Submit an Encroachment Agreement for the proposed landscaping located in the Las Vegas Boulevard and Garces Avenue public rights-of-way adjacent to this site prior to occupancy of this site. No portion of the building may encroach into the right-of-way either at ground level or above.

29. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.

30. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or

construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,

Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Cherie Guzman
JMA Architecture Studios
10150 Covington Cross Drive
Las Vegas, Nevada 89144

Ms. Tabitha Keetch
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

EOT-37220
03/03/10 CC

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

EOT Application

Report Date 02/01/2010 12:04 PM Submitted By

A/P # 37220 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/19/2010 15:48	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work		# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

EOT-37220 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: GARCES VENTURE, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-9159) FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142, and 143), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P # 9159
Project # 37220 Project/Phase Name MIXED USE DEVELOPMENT Phase #
Size/Area 1.10 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934311140

Location

Owner/Tenant

Contact ID AC1029883 Name GARCES VENTURE L L C
Mailing Address 1065 KANE CONCOURSE #201 Organization % R FINVARB
City BAY HARBOR ISLANDS State/Province FL
ZIP/PC 33154-2100 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

630 S LAS VEGAS BLVD
LAS VEGAS, 89101-

628 S LAS VEGAS BLVD
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

A/P Linked Parcels

13934311140
13934311141
13934311142
13934311143

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1029883 ☐ Foreign
Effective Expire
Name GARCES VENTURE L L C
Day Phone Eve Phone Organization % R FINVARB
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1065 KANE CONCOURSE #201
BAY HARBOR ISLANDS, FL 33154-2100
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL 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 Tabitha fiddyment

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 SUP

Hearing Type

Parent Project # 9159

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

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 FSDLIS	CC 01/19/2010	SCHEDULED		0	0	0

Template Type	A/P #	A/P Type	Status	Stage
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
PAYMNT	CO NAME WHD PICKED UP CONTACT#	970040	01/19/2010 15:55		0.00
CDMBS, KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO CK 75089, 702.792.7000					

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time of SUP-9159

Project Address (Location) Northwest Corner of Las Vegas Blvd and Garces

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-311-140, 141, 142 & 143 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Garces Venture, LLC **Contact** Robert Finvarb
Address 1065 Kane Concourse, Suite 201 **Phone:** (305) 866-7555 **Fax:** (305) 866-7515
City Bay Harbor Islands **State** FL **Zip** 33154
E-mail Address robert@finvarb.com

APPLICANT Garces Venture, LLC **Contact** Robert Finvarb
Address 1065 Kane Concourse, Suite 201 **Phone:** (305) 866-755 **Fax:** (305) 866-7515
City Bay Harbor Islands **State** FL **Zip** 33154
E-mail Address robert@finvarb.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment
Address 8345 W. Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181
City Las Vegas **State** NV **Zip** 89113
E-mail Address tdf@kcnvlaw.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 Robert Finvarb

Subscribed and sworn before me

This 18th day of JANUARY, 20 10.

Irma S. Contreras

IRMA S. CONTRERAS

Notary Public in and for said County and State

NOTARY PUBLIC-STATE OF FLORIDA
Irma S. Contreras
Commission #DD908173
Expires: AUG. 17, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

FOR DEPARTMENT USE ONLY

Case #	EOT-37220
Meeting Date:	3-3-10
Total Fee:	300
Date Received:*	1-19-10
Received By:	FS

*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.

Revised 10/27/08

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time of SUP-9159

Project Address (Location) Northwest Corner of Las Vegas Blvd and Garces

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-311-140, 141, 142 & 143 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Garces Venture, LLC **Contact** Robert Finvarb

Address 1065 Kane Concourse, Suite 201 **Phone:** (305) 866-7555 **Fax:** (305) 866-7515

City Bay Harbor Islands **State** FL **Zip** 33154

E-mail Address robert@finvarb.com

APPLICANT Garces Venture, LLC **Contact** Robert Finvarb

Address 1065 Kane Concourse, Suite 201 **Phone:** (305) 866-755 **Fax:** (305) 866-7515

City Bay Harbor Islands **State** FL **Zip** 33154

E-mail Address robert@finvarb.com

REPRESENTATIVE Keempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

Address 8345 W. Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tdf@kcnvlaw.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 Robert Finvarb

Subscribed and sworn before me

This 18th day of JANUARY, 20 10.

Irma S. Contreras

IRMA S. CONTRERAS

Notary Public in and for said County and State

NOTARY PUBLIC-STATE OF FLORIDA
Irma S. Contreras
Commission #DD908173
Expires: AUG. 17, 2013
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FOR DEPARTMENT USE ONLY

Case #	$ EOT-37220
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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.

Revised 10/27/08

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858990.1

13098

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@kcnvlaw.com
702.792.7051

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

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

January 19, 2010

VIA HAND DELIVERY

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

Re: Justification Letter – 2nd Extension of Time SDR-9153

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a second extension of time request for SDR-9153, a site development plan review for a mixed-use development on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue.

Current market and economic conditions have created delays in project financing and development. As a result, the applicant respectfully requests an additional two year extension as there have not been any significant change in facts or circumstances since the original approval.

We appreciate your kind consideration of this request. Please feel free to call me if you have any questions or concerns. Thank you.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Tabitha D. Fiddyment

TF/anc

EOT-37220
03/03/10 CC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-37220 APN: 139-34-311-140, 141, 142 & 143

Name of Property Owner: Garces Venture, LLC

Name of Applicant: Garces Venture, LLC

Name of Representative: Tabitha Fiddyment-Kaempfer Crowell Renshaw Groneuer and Fiorentino

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 X 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: Robert Garces

Subscribed and sworn before me

This 18th day of January, 2010

Irma S. Contreras

Notary Public in and for said County and State

IRMA CONTRERAS

NOTARY PUBLIC-STATE OF FLORIDA
Irma S. Contreras
Commission #DD908173
Expires: AUG. 17, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Revised 11-14-06

F:\depot\Application Packet\Statement of Financial Interest.doc

B5B992.1

13098

20050801-0000312

APN: 139-34-311-140 139-34-311-141 139-34-311-143
Affix R.P.T.T. $ 16,891.20

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:

GARCES VENTURE, LLC
ATTN: ROBERT FINVARB
1065 KANE CONCOURSE, SUITE 201
BAY HARBOR ISLANDS, FL 33154

ESCROW NO: 05127285-079-TL

Fee: $17.00 RPTT: $16,891.20
N/C Fee: $0.00

08/01/2005 09:03:38
T20050138254
Requestor:
CHICAGO TITLE

Frances Deane PUN
Clark County Recorder Pgs: 4

GRANT, BARGAIN, SALE DEED

(4)

THIS INDENTURE WITNESSETH: That

MECAB, LLC, a Nevada limited liability company as to Parcels 1 & 2; MECAB, LLC, a limited liability company as to Parcel 3

in consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

GARCES VENTURE, LLC, A NEVADA LIMITED LIABILITY COMPANY

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

DOCUMENT IS A COPY

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 31st day of May, 2005.

SELLERS:
MECAB, LLC, a Nevada limited liability company

By: Martin S. Masri
Its:

ESCROW NO: 05127285-079-TL

STATE OF NEVADA)
) ss.
COUNTY OF Clark)

On this 31st day of May, 2005
appeared before me, a Notary Public,
MaAnn S. Masri

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Mary F. Williams
Notary Public

My commission expires: 8-16-06

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARY F. WILLIAMS
Appt. No. 02-78995-1
My Appt. Expires Aug. 16, 2006

DOCUMENT IS A COPY

Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

PARCEL 1:

Lot Seventeen (17) and Eighteen (18) in Block Forty (40) 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 2:

Lot Nineteen (19) and Twenty (20) in Block Forty (40) 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 3:

Lot Twenty-Four (24) and Twenty-Five (25) in Block Forty (40) 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.

ASSESSOR'S COPY

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

   a) 139-34-311-140

   b) 139-34-311-141

   c) 139-34-311-143

   d)

2. Type of Property:

   a) ☐ Vacant Land b) ☐ Single Fam. Resi
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☑ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes:

3. Total Value/Sales Price of Property: $3,312,000.00

   Deed in Lieu of Foreclosure Only (value of property): (___)

   Transfer Tax Value: $3,312,000.00

   Real Property Transfer Tax Due: $16,891.20

4. **If Exemption Claimed:**

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

   b. Explain Reason for Exemption: ___

5. Partial Interest: Percentage being transferred: ___%

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

Signature _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: MECAB, LLC	Print Name: GARCES VENTURE, LLC
Address: 101 Convention Ctr Dr #1150	Address: 1065 KANE CONCOURSE #201
City: Las Vegas	City: BAY HARBOR ISLANDS
State: NV Zip: 89109	State: FL Zip: 33154

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

Print Name: Chicago Title
Address 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89109

Escrow #: 05127285-079

AN ADDITIONAL RECORDING FEE OF $1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

ASSESSOR'S COPY

312

APN: 139-34-311-142
Affix R.P.T.T. $ 8,649.60

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:

GARCES VENTURE, LLC
ATTN: ROBERT FINVARB
1065 KANE CONCOURSE, SUITE 201
BAY HARBOR ISLANDS, FL 33154

(4)

20050729-0003515

Fee: $17.00 RPTT: $8,649.60
N/C Fee: $0.00

07/29/2005 13:45:21
T20050137777
Requestor:
CHICAGO TITLE

Frances Deane SOL
Clark County Recorder Pgs: 4

ESCROW NO: 05127293-079-TL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Las Vegas/Henderson Properties, LLC, a Nevada limited liability company who acquired title as Las Vegas/Henderson Properties, LLC

in consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

GARCES VENTURE, LLC, A NEVADA LIMITED LIABILITY COMPANY

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

THIS IS NOT AN OFFICIAL COPY

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 16 day of May, 2005.

SELLERS:
Las Vegas/Henderson Properties, LLC, a Nevada limited liability company

Donald Vincent
By: Donald Vincent
Its: Manager

Mary Vincent
By: Mary Vincent
Its: Manager

ESCROW NO: 05127293-079-TL

STATE OF NEVADA)
) ss.
COUNTY OF Clark)

On this 5-16-05
appeared before me, a Notary Public,
Donald Vincent and Mary Vincent, Managers of
Las Vegas/Henderson Properties, LLC
personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public

My commission expires: 2-5-06

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TINA L. LUCERO
Appt. No. 98-36737-1
My Appt. Expires Feb. 5, 2006

ASSESSOR'S COPY

Exhibit A

Lots Twenty One (21), Twenty Two (22) and Twenty Three (23) in Block Forty (40) 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 Southeasterly Five (5.00) feet as conveyed to the City of Las Vegas by Deed recorded June 17, 1998 in Book 980617 as Document No. 00683, Official Records.

ASSESSOR'S COPY

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

   a) 139-34-311-142

   b)

   c)

   d)

2. Type of Property:

a) ☐ Vacant Land	b) ☐ Single Fam. Resi	**FOR RECORDER'S OPTIONAL USE ONLY**
c) ☐ Condo/Twnhse	d) ☐ 2-4 Plex	Documentation/Instrument #:
e) ☐ Apt. Bldg.	f) ☑ Comm'l/Ind'l	Book: Page:
g) ☐ Agricultural	h) ☐ Mobile Home	Date of Recording:
i) ☐ Other		Notes:

3. Total Value/Sales Price of Property: $1,696,000.00

   Deed in Lieu of Foreclosure Only (value of property): ( )

   Transfer Tax Value: $1,696,000.00

   Real Property Transfer Tax Due: $8,649.60

4. **If Exemption Claimed:**

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

   b. Explain Reason for Exemption: ___

5. Partial Interest: Percentage being transferred: ___%

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 Gerard Vincent Capacity Grantor

Signature Mary Vincent Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Las/Vegas Henderson Properties, LLC	Print Name: Garces Venture, LLC
Address: 2643 Topaz Square	Address: 1065 Kane Concourse #201
City: Las Vegas	City: Bay Harbor Islands
State: NV Zip: 89121	State: FL Zip: 33154

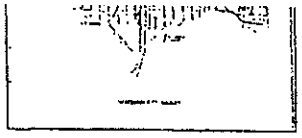
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title
Address 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89109

Escrow #: 05127293-079

AN ADDITIONAL RECORDING FEE OF $1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

3515



PROJECT DATA:

APN	139-34-214-140 THRU -143
PROPERTY AREA	31,603 S.F. = .72 ACRES (NET)
	47,800 S.F. = 1.08 ACRES (GROSS)
F.A.R. (FLOOR AREA RATIO)	17
DENSITY	320 DU/AC
NUMBER OF UNITS	342 UNITS

BUILDING SIZE:

TYPE	# OF LEVELS	GROSS AREA
RESIDENTIAL	44	334,000 S.F.
COMMERCIAL	1	1,000 S.F.
AMENITIES	1	6,000 S.F.
PARKING	4	
TOTAL	54	334,000 S.F.

+49,000 S.F. M&T AREA

PARKING ANALYSIS:

CITY OF LAS VEGAS

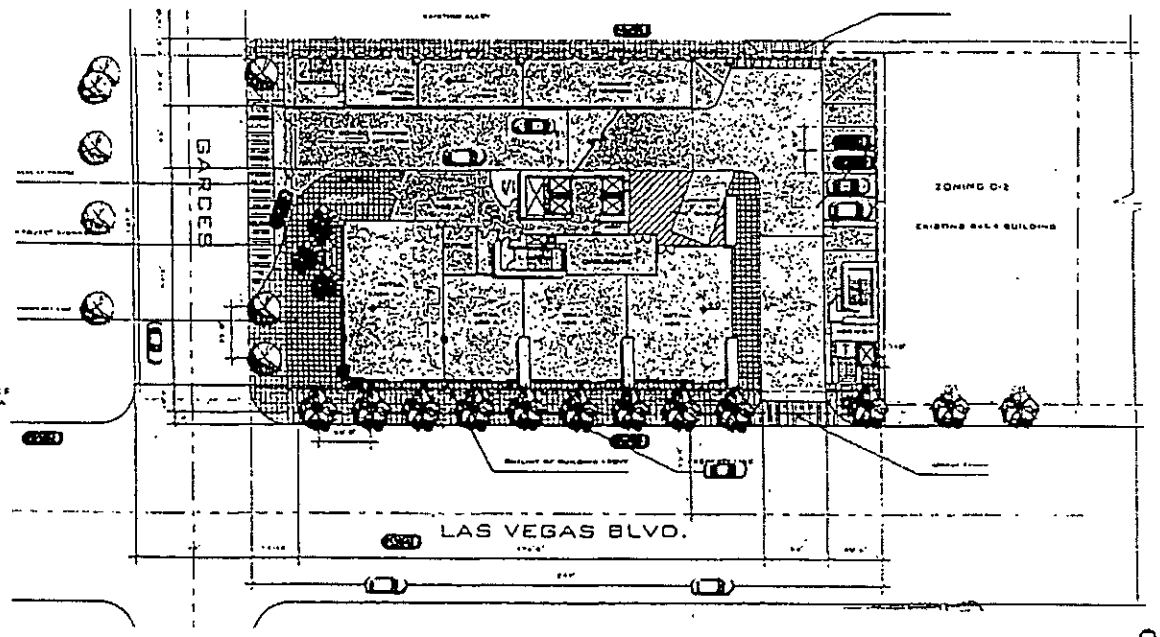
RESIDENTIAL	RECOMMENDED @ 1/UNIT	342
COMMERCIAL	RECOMMENDED @ 3/1000 S.F. (1,000 S.F.)	3
TOTAL		375

CLIENT

RESIDENTIAL	@1.25/UNIT	427
COMMERCIAL	@ 3/1000 S.F. (1,000 S.F.)	3
TOTAL		430

PROVIDED

TOTAL	ON 5 LEVELS OF PARKING	480



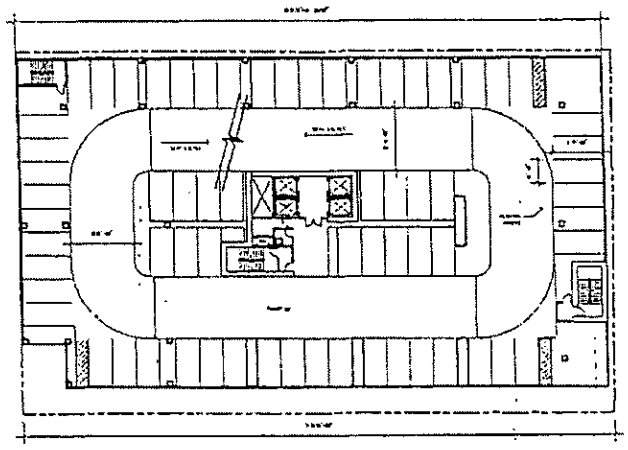
SITE/LANDSCAPE FLOOR PLAN

A-00
SITE/LANDSCAPE FLOOR

DATE: NOVEMBER 04, 2003

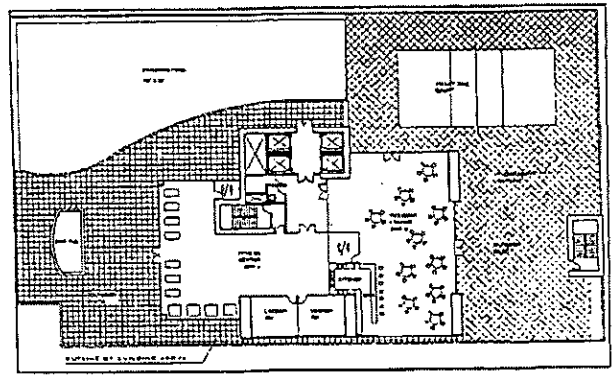
RECEIVED
JAN 19 2010

EOT-37220
03/03/10 CC



PARKING LEVELS P1-P8

420 spaces (60 spaces per level @ 7 lvls)
40 spaces (@ lvl 8)
460 TOTAL SPACES

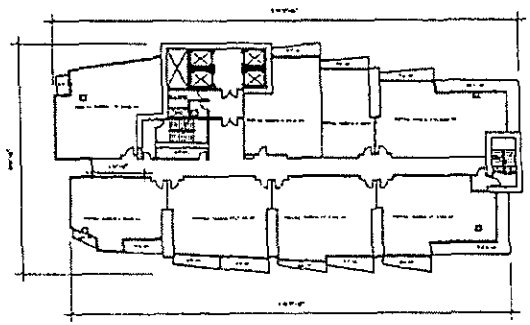


AMENITIES LEVEL

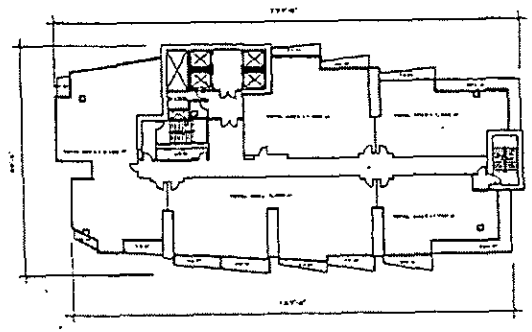
A-02
FLOOR PLAN

RECEIVED
JAN 19 2010

EOT-37220
03/03/10 CC



TOWER LEVELS 1-43



TOWER LEVEL 44

A-03
FLOOR PLAN

EOT-37220
03/03/10 CC

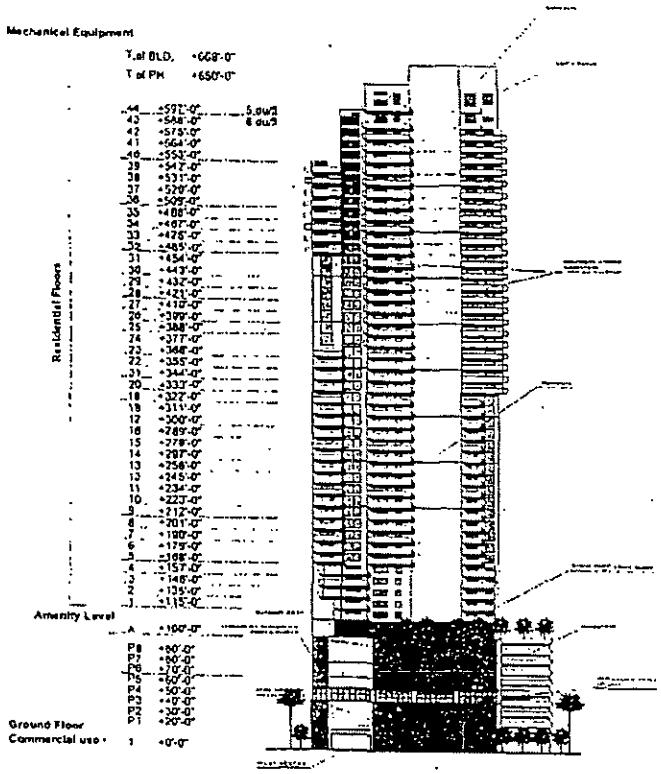
RECEIVED
JAN 19 2010

THE 702 GROUP

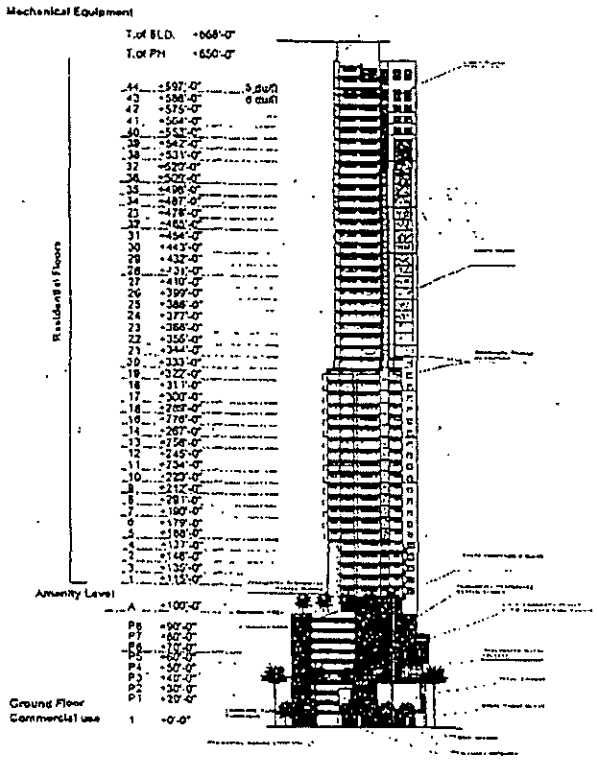
GARCES

ELEVATIONS

SCALE: 1" = 50'-0"



ALLEY ELEVATION



GARCES ELEVATION

A-04
ELEVATIONS

RECEIVED
JAN 19 2010

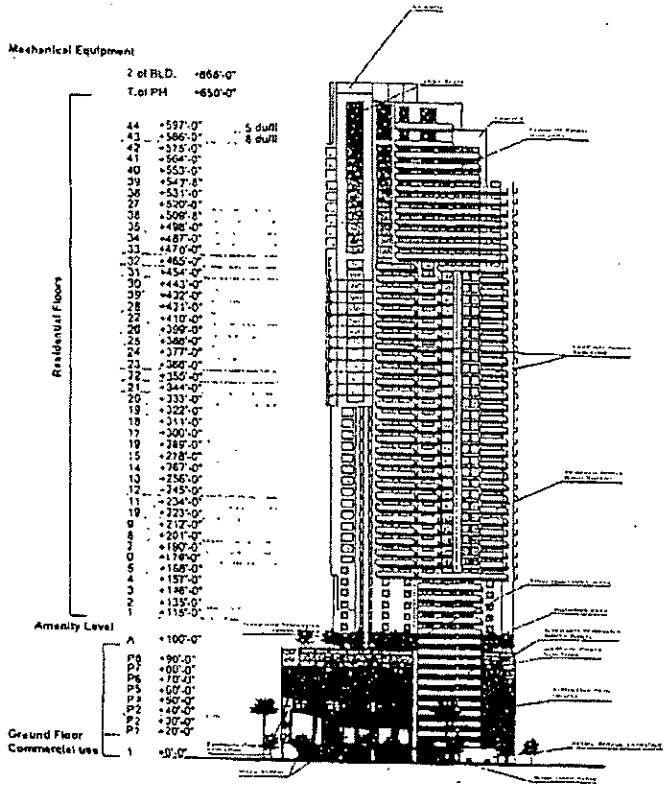
EOT-37220
03/03/10 CC

THE 702 GROUP

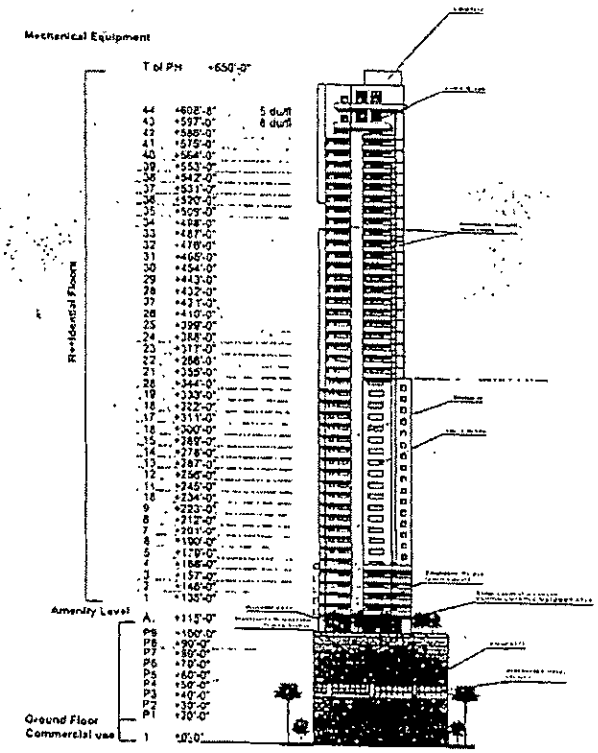
GARCES

ELEVATIONS

SCALE: 1" = 50'-0"



LAS VEGAS BLVD. ELEVATION



NORTH ELEVATION
(ADJACENT PROPERTY)

A-05
ELEVATIONS

DATE: NOVEMBER 04, 2008
PROJECT NUMBER: 2003011

RECEIVED
JAN 19 2010

EOT-37220
03/03/10 CC