177463

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 19, 2010

Ms. Elizabeth Fretwell
City Parkway V, Inc.
400 Stewart Avenue, 8th Floor
Las Vegas, Nevada 89101

RE: EOT-37340 – EXTENSION OF TIME – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 17, 2010

Dear Ms. Fretwell:

The City Council at a regular meeting held March 17, 2010 APPROVED the Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-25059) FOR A PROPOSED 57-STORY MIXED-USE DEVELOPMENT INCLUDING 1.12 MILLION SQUARE FEET OF COMMERCIAL SPACE AND 98 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF THE UNION PARK STREETSCAPE STANDARDS, BUILDING PLACEMENT AND FRONTAGE REQUIREMENTS, ARCHITECTURAL STANDARDS AND ACCESS STANDARDS on a portion of 53.6 acres at the southwest corner of Grand Central Parkway and City Parkway (APN 139-34-110-007), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 18, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-25059) shall expire on February 6, 2012 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-25059) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Robert Zarnegin
Heritage-Nevada VIII, LLC
421 North Beverly Drive, Suite #350
Beverly Hills, California 90210

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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

March 5, 2010

Ms. Elizabeth Fretwell
City Parkway V, Inc.
400 Stewart Avenue, 8th Floor
Las Vegas, Nevada 89101

RE: EOT-37340 - EXTENSION OF TIME - SPECIAL USE PERMIT

Dear Ms. Fretwell:

Please be advised the City Council at its regular meeting on ***March 17, 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, March 12, 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. Robert Zarnegin
Heritage-Nevada VIII, LLC
421 North Beverly Drive, Suite #350
Beverly Hills, California 90210

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FEB 1 3 2008

February 8, 2008

Dr. Doug Selby
City Parkway V, Inc.
400 Stewart Avenue, 8th Floor
Las Vegas, Nevada 89101

RE: SDR-25059 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 6, 2008
RELATED TO SUP-25060

Dear Dr. Selby:

The City Council at a regular meeting held February 6, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 57-STORY MIXED-USE DEVELOPMENT INCLUDING 1.12 MILLION SQUARE FEET OF COMMERCIAL SPACE AND 98 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF THE UNION PARK STREETSCAPE STANDARDS, BUILDING PLACEMENT AND FRONTAGE REQUIREMENTS, ARCHITECTURAL STANDARDS, AND ACCESS STANDARDS on a portion of 53.6 acres at the southwest corner of Grand Central Parkway and City Parkway (APN 139-34-110-004), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-25060) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/09/07, and the revised parking study data, date stamped 10/19/07, except as amended by conditions herein.

4. The following Waivers from Union Park Design Standards are hereby approved as follows:

   a. A Waiver from Subsection 1.6.2 is hereby approved, to allow two vehicle access points on Grand Central Parkway where only one access point is allowed.

EOT-37340
03/1710 CC

b. A Waiver from Subsection 1.6.4 is hereby approved, to allow the exterior parking structure treatment as shown in the elevations date stamped 10/09/07, where an architecturally consistent treatment is required.
c. A Waiver from Subsection 1.9.2 is hereby approved, to allow a different curvature to the alignment of The Promenade as shown on the site plan date stamped 10/09/07, where conformance to the alignment shown in illustration in Subsection 1.9 is required.
d. A Waiver from Subsection 2.5 is hereby approved, to allow a 10-foot sidewalk width for a segment along the Grand Central Parkway frontage of the property where a 12-foot width is required.
e. A Waiver from Subsection 3.1(B) is hereby approved to allow building stepbacks at 55'-9" and 103'-4" where a stepback at 80'-0" is required.
f. A Waiver from Subsection 3.13.1 is hereby approved, to allow no streetwall offset along the Grand Central Parkway and City Parkway facades as shown in the elevations dated 10/09/07, where a three-foot streetwall offset is required.
g. A Waiver from Subsection 4.5(E.2) is hereby approved, to allow the use of non-specified palm trees on the enclosed interior of The Promenade in accordance with the landscape plans dated 10/09/07, where conformance to the palm trees specified in the Union Park standards is required.

5. Any exterior art or streetscape furniture contemplated in the Union Park Owner's Association sidewalk streetscape area shall be submitted to the UP-DRC for review and approval prior to installation in accordance with Union Park Design Standards.

6. The paving materials utilized at the Grand Central Parkway main entry and the City Parkway valet entry shall delineate the pedestrian pathway with a paving pattern and/or color across all vehicular driveways that cross the perimeter Union Park Owner's Association sidewalk streetscape area in order to increase pedestrian safety.

7. The final transparency and reflectivity of glazing at either end of the enclosed retail space shall be reviewed and approved by the UP-DRC prior to the issuance of a building permit in accordance with Subsection 3.5 of the Union Park Design Standards.

8. As part of the building permit/construction document submittal process as outlined in the Union Park Design Standards, the completed project LEED checklist and a letter from the commissioning agent confirming preparation of documents for submission to the USGBC shall be submitted to the UP-DRC for review and approval prior to the issuance of a certificate of occupancy.

9. Construction documents shall be submitted to the UP-DRC for review and approval prior to the issuance of a building permit in accordance with Section 5 of the Union Park Design Standards. The review shall be limited to the conditions of approval placed upon the project by the City of Las Vegas. A letter of approval from the UP-DRC must be submitted with the building permit application.

10. 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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

13. 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.

14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed.

17. Approval of this Site Development Plan Review application does not constitute approval of the signage. A more detailed master sign package and tenant design criteria shall be submitted to the UP-DRC for review and approval prior to the issuance of any sign permits in accordance with Subsection 3.16 of the Union Park Design Standards.

18. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

19. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

20. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.

21. Prior to the submittal of a building permit application, 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.

22. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

23. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine the appropriate connection/outfall point for the increased wastewater flow prior to the submittal of any construction drawings or a Tentative Map, whichever may occur first.

24. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Downtown Bus Rapid Transit Connector project, the Union Park project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

25. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

26. Civil improvement plans for this site shall be coordinated with the final approved Union Park Phase II civil improvement plans.

27. Site development to comply with all applicable conditions of approval for SDR-16267 and all other applicable site-related actions.

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: See Attached List

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

Ms. Carla Romero
Heritage – Nevada VIII, LLC
421 North Beverly Drive, Suite #350
Beverly Hills, California 90210

Mr. Ben Doyle
Aviation Management Associates
1101 King Street, Suite #325
Alexandria, Virginia 22314

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

EOT Application

Report Date 02/08/2010 02:10 PM Submitted By

A/P # 37340 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/04/2010 10:31	984727	Temp CDO		
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-37340 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: HERITAGE-NEVADA VIII, LLC - OWNER: CITY PARKWAY V, INC. - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-25059) FOR A PROPOSED 57-STORY MIXED-USE DEVELOPMENT INCLUDING 1.12 MILLION SQUARE FEET OF COMMERCIAL SPACE AND 98 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF THE UNION PARK STREETSCAPE STANDARDS, BUILDING PLACEMENT AND FRONTAGE REQUIREMENTS, ARCHITECTURAL STANDARDS AND ACCESS STANDARDS on a portion of 53.6 acres at the southwest corner of Grand Central Parkway and City Parkway (APN 139-34-110-007), PD (Planned Development) Zone, Ward 5 (Barlow).

Parent A/P #	25059				
Project #	37340	Project/Phase Name	WORLD JEWELRY CENTER	Phase #	
Size/Area	5.84 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934110007

Location

Owner/Tenant

Contact ID	AC1301955	Name	CITY PARKWAY V INC
Mailing Address	400 STEWART AVE 9TH FLOOR	Organization	% CITY OF LV
City	LAS VEGAS	State/Province	NV
ZIP/PC	89101-2913	Country	☐ Foreign
Day Phone	(702)229-6501 x	Evening Phone	
Fax	(702)388-1807	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

13934110007

Applicants/Contacts

Primary N
Capacity OWNER
Contact ID AC1301955 ☐ Foreign
Effective
Expire
Name CITY PARKWAY V INC
Day Phone (702)229-6501 x
Eve Phone
Organization % CITY OF LV
Pager
PIN #
Position % CITY ATTORNEYS OFFICE
Fax (702)388-1807
Mobile
Profession
E-Mail
Address 400 STEWART AVE 9TH FLOOR
LAS VEGAS, NV 89101-2913
Seasonal Addr

Valid From To
Comments No Comments

Primary Y
Capacity APPL
Contact ID AC986753 ☐ Foreign
Effective
Expire
Name HERITAGE-NEVADA VII L L C
Day Phone (310)888-1882 x
Eve Phone
Organization % PROBITY INTL CORP
Pager
PIN #
Position
Fax
Mobile
Profession
E-Mail
Address 421 N BEVERLY DR #350
BEVERLY HILLS, CA 90210-4640
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 # 25059
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
03/17/2010	CC	SCHEDULED		0	0	0
RGUMARANG	02/04/2010	RGUMARANG	02/04/2010			

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 WHO PICKED UP CONTACT#	970040	02/04/2010 10:48		0.00
TOM BURKART, 310.888.1882, HERITAGE-NEVADA VIII, LLC CK 1087					

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time re-SDR-25059

Project Address (Location) Southwest Corner Grand Central Parkway & Parkway

Project Name World Jewelry Center **Proposed Use** Mixed Use

Assessor's Parcel #(s) 139-34-110-007 **Ward #** 5

General Plan: existing MXU proposed N/A **Zoning:** existing PD proposed N/A

Commercial Square Footage 2.3 Million **Floor Area Ratio** N/A

Gross Acres 5.84 Acres **Lots/Units** 98 **Density** N/A

Additional Information _____

PROPERTY OWNER City Parkway V, Inc. **Contact** Elizabeth N. Fretwell

Address 400 Stewart Avenue, 8th Floor **Phone:** (702) 229-6501 **Fax:** (702) 388-1807

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT Heritage-Nevada VIII, LLC **Contact** Robert Zarnegin

Address 421 N. Beverly Drive, Suite 350 **Phone:** (310) 888-1882 **Fax:** (310) 888-8838

City Beverly Hills **State** CA **Zip** 90210

E-mail Address rzarnegin@probityinternational.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Elizabeth N. Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 3 day of February, 20 10.

Kim A. Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010

FOR DEPARTMENT USE ONLY

Case #	EOT - 37340
Meeting Date:	3/17/10
Total Fee:	$300
Date Received:*	2/4/10
Received By:	Romeo

*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

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

WORLD
JEWELRY
CENTER

RECEIVED BY
BUSINESS DEVELOPMENT

2010 FEB -1 A 11:04

January 27, 2010

Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED
FEB - 4 2010
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Re: World Jewelry Center
Extension of SRD-25059 and SUP-25060

Gentlemen:

The attached application package is for the World Jewelry Center, to be built on Parcel E, a 5.84 acre parcel at the North end of Symphony Park.

At a regular meeting held on February 6, 2008, the City Council approved SDR-25059 and SUP-25060, subject to the conditions listed in the approval letters, enclosed herewith.

The Project was found to be consistent with The City and Mayor Goodman's vision for the future of Union Park, as an Urban District in the Heart of Las Vegas, providing varied services to the Community and added revenue to The City.

World Jewelry Center will become a hub for the worldwide jewelry business anchored by domestic and international jewelry market leaders and a Mecca for jewelry buyers.

World Jewelry Center consists of three buildings – Office/Residential Condo Tower, Retail Center and a Parking Structure.

Office/Residential Tower

The Tower consists of a basement and 54 floors above ground. Because of the open atrium Entry Lobby and the relation ship to the Parking Structure, the Tower floor numbering jumps from 3 to 7 (with floors 4, 5 and 6 missing) and floors 53 and 54 as Mechanical Floors.
So the actual number of habitable floors is 49. Out of these, ten are Residential.

Commercial Floors:
Basement: Includes a designated Foreign Trade Zone area, Mail Room and various other services.
Floors 1 through 3: Include the Main Entry Lobby to the Tower, a Bank, Restaurants and the Building Management offices.

EOT-37340
03/1710 CC

421 North Beverly Drive, Suite 350 | Beverly Hills, California 90210 U.S.A. | T: 310-888-8864 F: 310-858-9155 | www.worldjewelrycenter.com

Floors 7 through 42: Include Commercial Office Condos, Grading Labs, Private Club and a Conference Floor.
For a break down of the different uses by sq ft, please refer to the attached Shared Parking Study.

Residential Floors:
Floors 43 through 52: Include the Residential Common spaces and 98 Residential Condos. For break down of unit types, please refer to the attached Shared Parking Study.

The Gross Area of the Tower's habitable areas (office condos, residential condos, bank, conference center, private club...etc) is 1,350,000 Sq Ft.

Retail Center

The Retail Center consists of a basement and the floors above ground. It includes Retail Stores, a Museum with its Café and Store, a Food Court, Restaurants and a Health club/Spa.
For a break down of the different uses by sq ft, please refer to the attached Shared Parking Study.

The Gross Area of the Retail Center (stores, museum, restaurants, food court...etc) is 225,000 Sq Ft.

Parking Structure

The Parking Structure consists of one below and ten above grade levels.
The parking structure, the retail basement and the Tower basement will provide enough parking for the Project with a surplus.
The World Jewelry Center will self-park without the need for additional outside parking.
Please refer to the attached Shared Parking Study.

Due to current economic conditions, we sought an extension of time to acquire the property and commence development. This extension was granted by entering into an Amended and Restated Disposition and Development Agreement, effective as of August 19, 2009. At this time, we are seeking the extension of the existing entitlements (SDR-25059 and SUP-25060) as well. Thank you for your consideration

Sincerely,

HERITAGE-NEVADA VIII, LLC

By: _____
Daniel E. Parks
Chief Financial Officer

RECEIVED
FEB - 4 2010
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

421 North Beverly Drive, Suite 350 | Beverly Hills, California 90210 U.S.A. | T: 310-888-8864 F: 310-858-9155 | www.worldjewelrycenter.com

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37340** APN: 139-34-110-007

Name of Property Owner: City Parkway V, Inc.

Name of Applicant: Heritage-Nevada VIII, LLC

Name of Representative: _____

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: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 3 day of February, 20 10

Kim Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-5002[illegible]
My appt. exp. Nov. 25, 2010

20040429-0001073
Fee: $8.00 RPTT: EX0002
04/29/2004 09:26:46 T20040811028
Req: CITY PARKWAY V INC
Frances Deane
Clark County Recorder Pgs: 5

APN 139-34-110-003

Recorded at the Request of:

City Parkway V, Inc.
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

(5) - 1

When Recorded, Return to:
Mail tax bills to:

City Attorney's Office
City of Las Vegas
400 Stewart Avenue, 9th Floor
Las Vegas, Nevada 89101

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, City Parkway IV, Inc., a Nevada non-profit corporation, does hereby REMISE, RELEASE AND QUITCLAIM to the City Parkway V, Inc., a Nevada non-profit corporation, the real property in the City of Las Vegas, County of Clark, State of Nevada, described on Exhibit "A" attached hereto, together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED this 21st day of April, 2004.

CITY PARKWAY IV, INC.

By: Douglas Selby
Douglas Selby, President

Approved as to form:

J. Pinkiewicz 4/14/04
Date

Notary Public-State of Nevada
COUNTY OF CLARK
CECELI C. GREEN
My Appointment Expires
March 7, 2008
No. 99-1063-1

ACKNOWLEDGEMENT

State of Nevada)
) ss.
County of Clark)

On this 21st day of April, 2004, personally appeared before me, a Notary Public in and for said County and State, Douglas Selby, known to me to be the President of City Parkway IV, Inc., and he acknowledged to me that he executed the same for and on behalf of City Parkway IV, Inc. and that he executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

NOTARY PUBLIC in and for said County and State

Notary Public-State of Nevada
COUNTY OF CLARK
CECELI C. GREEN
My Appointment Expires
March 7, 2008

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND BEING SUBDIVIDED OUT OF LOT 5 OF PARKWAY CENTER AS RECORDED IN BOOK 53, PAGE 61 OF PLATS.

BEING A PORTION OF SAID LOT 5, SAME BEING A PORTION OF THE WEST HALF (W1/2) OF SECTION 34 AND THE EAST HALF (E1/2) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southeast corner of said lot 5, being on the north line of Bonneville Avenue (100 foot right-of-way), same being on the west line of the Union Pacific Railroad right-of-way (100 foot wide);
THENCE, along the north line of said Bonneville Avenue the following four(4) courses and distances:

1. North 62°04'12" West, a distance of 204.98 feet to a point of curvature to the left;
2. With said curve to the left, concave southerly, having a radius of 550.00 feet, a central angle of 36°45'51", and along the arc 352.91 feet to a point of tangency;
3. South 81°09'57" West, a distance of 485.41 feet to a point of curvature to the right;
4. With said curve to the right, concave northeasterly, having a radius of 55.00 feet, a central angle of 95°00'00", and along the arc 91.19 feet to a point of tangency on the east line of Grand Central Parkway (100 foot right-of-way);

THENCE, along the east, southeasterly, and southerly line of said Grand Central Parkway the following ten (10) courses and distances:

1. North 03°50'03" West, a distance of 94.71 feet to a point of curvature to the right;
2. With said curve to the right, concave easterly, having a radius of 450.00 feet, a central angle of 31°45'19", and along the arc 249.41 feet to a point of tangency;
3. North 27°55'16" East, a distance of 1058.21 feet to a point of curvature to the right;
4. With said curve to the right, concave southeasterly, having a radius of 450.00 feet, a central angle of 20°42'14", and along the arc 162.61 feet to a point of tangency;
5. North 48°37'30" East, a distance of 1217.02 feet to a point of curvature to the right;
6. With said curve to the right, concave southeasterly, having a radius of 450.00 feet, a central angle of 25°40'39", and along the arc 201.67 feet to a point of tangency;
7. North 74°18'09" East, a distance of 331.32 feet to a point of curvature to the right;

8. With said curve to the right, concave southerly, having a radius of 350.00 feet, a central angle of 43°37'41", and along the arc 266.51 feet to a point of non-tangency from which a radial line bears South 27°55'50" West;
9. South 27°55'50" West, a distance of 5.00 feet to an interior angle point;
10. South 62°04'10" East, a distance of 68.80 feet to a point on said west line of the Union Pacific Railroad;

THENCE, along said west line South 27°55'16" West, a distance of 741.16 feet to a point of non-tangent curvature to the left from which a radial line bears South 31°53'35" East;
THENCE, leaving said west line and crossing a portion of said lot 5, from a tangent bearing South 58°06'25" West, with said curve to the left, concave southeasterly, having a radius of 1510.00 feet, a central angle of 30°11'04", and along the arc 795.50 feet to a point of tangency;
THENCE, South 27°55'21" West, a distance of 150.00 feet to a point of curvature to the left;
THENCE, with said curve to the left, concave easterly, having a radius of 1510.00 feet, a central angle of 30°11'15", and along the arc 795.57 feet to a point of non-tangency from which a radial line bears North 87°44'06" East, same point being on said west line of the Union Pacific Railroad;
THENCE, with said west line, South 27°55'16" West, a distance of 365.64 feet to the POINT OF BEGINNING, containing 56.03 acres of land.

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA
RITA M. LUMOS
No. 5094
05/07/01

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 139-34-110-003
   b)
   c)
   d)

2. Type of Property:
   a) [X] 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
   [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #:
Book Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property $ $10.00
   Deed In Lieu of Foreclosure Only (value of property) ( )
   Transfer Tax Value: $
   Real Property Transfer Tax Due $

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section 02
   b. Explain Reason for Exemption: government entity

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 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 [signature] Capacity Manager, Real Estate
Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: City Parkway IV, Inc.	Print Name: City Parkway V, Inc.
Address: 400 Stewart	Address: 400 Stewart
City: Las Vegas	City: Las Vegas
State: NV Zip: 89101	State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Escrow #
Address:
City: State: Zip:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

102

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FEB 4 2010
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WORLD JEWELRY CENTER

PLANNING & DEVELOPMENT DEPARTMENT SUBMITTAL
OCTOBER 9, 2007

APA # 25034

PROMITY INTERNATIONAL CORPORATION
421 N. Beverly Drive, Suite 350
Beverly Hills, California 90210
310.888.1888 voice
310.888.8838 fax

WORLD JEWELRY CENTER

EOT-37340
03/1710 CC

ALLOY-PORTER ARCHITECTS

GRAND CENTRAL PARKWAY

WEST CARSON AVENUE

VACANT (ZONED PD)

VACANT (ZONED PD)

CITY PARKWAY

VACANT (ZONED PD)

VACANT (ZONED PD)

VACANT (ZONED PD)

LEGEND

INGRESS/ EGRESS

ADA ACCESSIBILITY

PROJECT LOCATION

VICINITY MAP SCALE : N.T.S.

REF N

APA # 25034

SITE PLAN SCALE : 1" = 30'-0"

OCTOBER 9, 2007 1.1

WORLD JEWELRY CENTER

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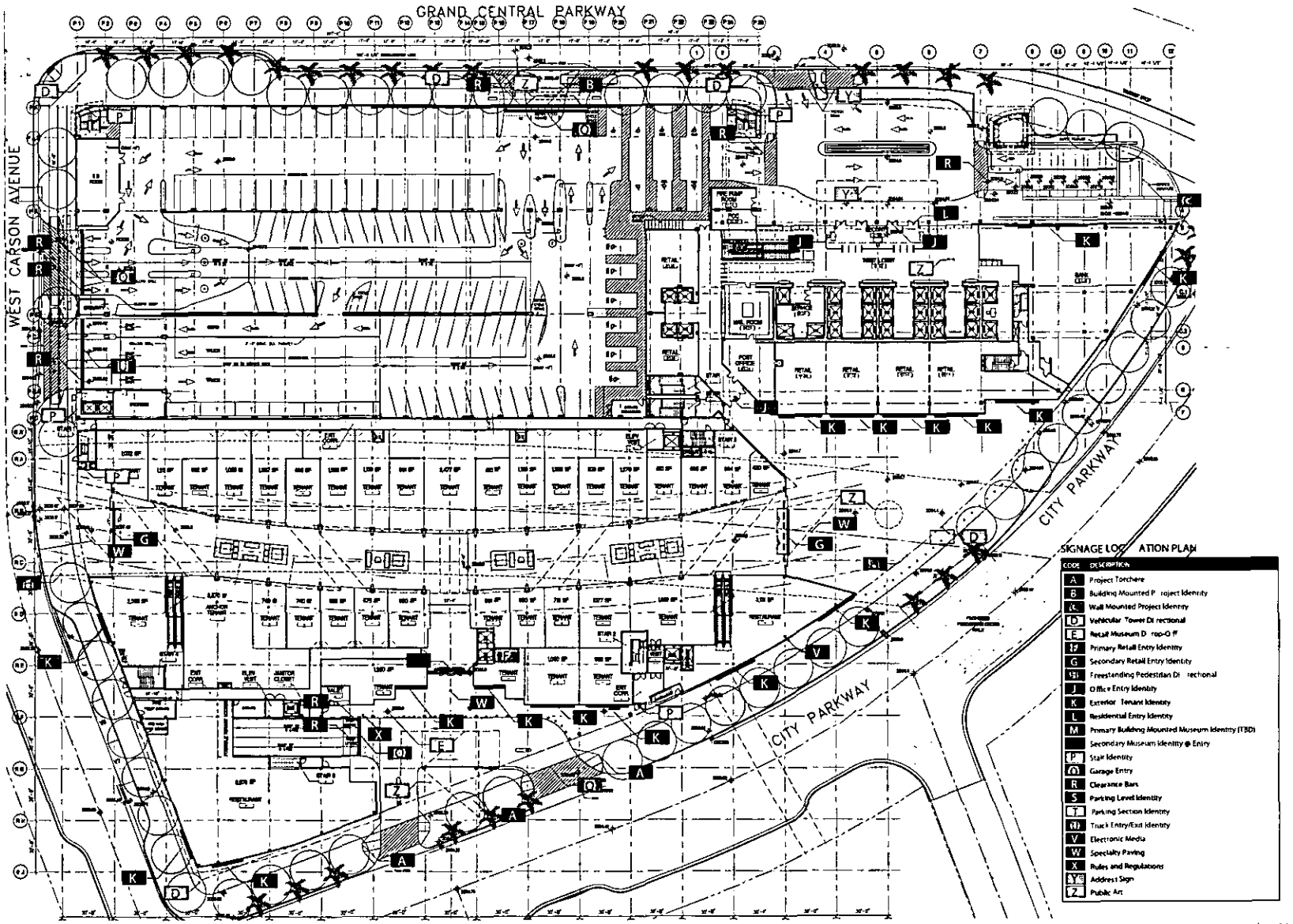
FEB - 4 2010

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SIGNAGE LOCATION PLAN

October 09, 2007

1.2

PA # 25034

PROPERTY INTERNATIONAL CORPORATION

WORLD JEWELRY CENTER

Raymond Schwartz Mark Design

ASTOCHNIPORTER ARCHITECTS

G. C. WALLACE COMPANIES
engineers | planners | surveyors

G. C. WALLACE INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Wendy Cowan Informanto
702.804.2184

398-A135

October 9, 2007

Nabil Albert, RA
Director, Development and Construction
Probity International Corporation
421 North Beverly Drive, Suite 350
Beverly Hills, CA 90210

Subject: World Jewelry Center Shared Parking Study

Dear Mr. Albert:

G. C. Wallace (GCW) has updated the shared parking study summarized in a letter dated August 13, 2007. The new analysis accounts for an increase in office, retail, and residential land use.

The subject Project is now planned to incorporate the following land use square footages:

- Office – 908,481 SF Gross Floor Area, which is an increase of 7,643 SF compared to the previous analysis (809,667 SF Gross Floor Area minus elevator shafts, stairwells, and floor area containing mechanical, electrical, communications, and security equipment, an increase of 9,879 SF compared to the previous analysis)
- Retail – 112,481 SF (GFA), an increase of 6,468 SF compared to the previous analysis) (100,500 SF Gross Leasable Area (GLA), an increase of 8,274 SF compared to the previous analysis)
- Food Court – 8,631 SF a decrease of 1,247 SF compared to the previous analysis (6,473 SF public seating and 2,158 SF service area) (GLA)
- Museum Cafe – 5,875 SF a decrease of 3,009 SF compared to the previous analysis (4,406 SF public seating and 1,469 SF service area) (GLA)
- Casual Dining Restaurant – 10,701 SF an increase of 712 SF compared to the previous analysis (8,026 SF public area and 2,675 SF service area) (GLA)
- Health Club – 23,879 SF (GFA) the same when compared to the previous analysis (20,919 SF Gross Floor Area minus elevator shafts, stairwells, and floor area containing mechanical, electrical, communications, and security equipment, the same when compared to the previous analysis)
- Museum – 24,802 (GFA), a decrease of 244 SF compared to the previous analysis
- Bank – 19,930 (GFA), an increase of 1,051 SF over the previous analysis
- Residential Condos (studio & 1 Bedream) - 21 Units, an increase of 9 units compared to the previous analysis.
- Residential Condos (2 Bedroom) – 72 units, a decrease of 1 unit compared to the previous analysis.
- Residential Condos (3 Bedroom) – 5 units, the same when compared to the previous analysis.
- Raw Bar – 2,094 SF a decrease of 1,001 SF compared to the previous analysis (1,880 SF public seating and 214 SF service area) (GLA)
- Tower Restaurant - 10,145 SF an increase of 638 SF compared to the previous analysis (7,609 SF public seating and 2,536 SF service area) (GLA)

1555 South Rainbow Boulevard - Las Vegas, NV 89146 - T: 702.804.2000 - F: 702.804.2299 - gcwallace.com

The starting point of a shared parking analysis is the calculation of unadjusted parking demand based on individual base parking ratios. Unadjusted demand has been calculated based on ratios recommended in *Shared Parking, 2nd Edition* published by the Urban Land Institute (ULI). The base ratio for office use, which is approximately 26% less than the CLV Code requirement, is based on the average rate reported in *Parking Generation 3rd Edition* for office use in an urban area. The rate recommended in *Parking Generation 3rd Edition* reflects the urban characteristic of Union Park, while the CLV Code does not differentiate between urban or suburban areas.

It should be noted that the *Shared Parking, 2nd Edition* notes that regardless of the methodology used, GFA should exclude vehicle-parking areas, and floor areas occupied by mechanical, electrical, communications and security equipment. Additionally, elevator shafts, stairwells and atrium areas were excluded for the Shared Parking 2nd Edition ratios calculation, due to the fact these are either non-floor areas (Atrium) or common areas (Elevator shafts and stairwells) and are not purchased by the individual office tenants.

If land uses were taken individually, without the benefit of shared parking adjustments, parking requirements would total 4,397 based on CLV Code requirement and 3,315 spaces based on recommended *Shared Parking 2nd Edition* ratios. Parking requirement calculations without adjustments for shared parking analyses are summarized and included as Table 1.

It should be noted, only weekday demands were analyzed as it was assumed that much of the office component, accounting for over 80% of the proposed onsite land use, would not be operating on the weekend, and would therefore not be critical to the estimation of the peak parking demand.

Because the proposed Project is a mixed-use development, it is reasonable to assume that, as a whole, it will demand fewer parking spaces than predicted by the summation of each individual land use. This is the direct result of varying peak parking demand hours for different land uses and captive market reductions, which is a concept readily recognized in the Institute of Transportation Engineers (ITE) *Parking Generation* Manual and *Shared Parking 2nd Edition*. As a result, a shared parking analysis is applicable, especially when considering uninterrupted pedestrian connections between proposed land uses.

As stated, the values reported in Table 1 represent the unadjusted individual land use parking requirements that compose the Project. Using the total demands outlined in Table 1, the anticipated operating times for each land use, and the historical hourly parking accumulation distribution data presented on pages 18 through 19 of the Urban Land Institute (ULI) *Shared Parking 2nd edition*, shared parking demands for each weekday hour can be calculated. Tables 2, 3 and 4 depict total parking demands by hour of day and land use type for a typical weekday. As shown in Table 3 and 4, the peak hour demands occur from 2:00 PM to 3:00 PM at 4,243 for CLV Code requirements and 3,135 spaces for Shared Parking ratios.

As outlined in the ULI Shared Parking 2nd Edition, past experience and studies indicate customer-parking needs at mixed-use sites are further reduced due to the patronage of multiple onsite land uses. Patrons utilizing multiple onsite land uses are termed "captive market" per *Shared Parking 2nd Edition*. An example of a "captive market" could be the following scenario: A person working in the office land use eats lunch at the onsite restaurant and shops at one of the retail sites. This person will not require additional parking demand since one parking spot is accommodating three different unique land uses. With this concept in mind, parking demands were further reduced for the restaurant and retail sites as summarized in Table 4.

As shown in Table 4, the retail and casual dining land use demands have been reduced by 18% based on typical captive market reductions taken in the various case study analyses compiled in the

SEE PAGE THREE OF THREE ON SHEET 1.4

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ARCHITECTS
141 South Fremont Street, 10th Floor
Los Angeles
California 90012
Tel 213 229 1000 Fax 213 229 1001
Fax This Addr //www.alloungarter.com
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Shared Parking 2nd Edition. We believe this factor is very conservative, and that it could easily be much higher, particularly in the context of the whole Union Park site.

A captive market reduction of 67% has been assumed for the museum. We understand the majority of museum visitors are expected to be retail patrons who are interested in how gems are mined and cut, and brought to market. Relatively few primary trips to the museum are expected.

A captive market reduction of 85% has been assumed for the food court and museum café. These uses are amenities to other Project uses, and the only primary vehicular trips to them are likely to be employees.

A captive market reduction of 94% and 85% has been assumed for the Health Club and Bank, respectively. It is understood that these amenities will be for office tenants only not for the general public. Therefore, it is anticipated that the only primary vehicular demands will be from employees.

The final calculated parking demand after shared parking savings are accounted for is 3,852 based on CLV Code requirements and 2,720 spaces based on recommended *Shared Parking* ratios.

It should be noted that further parking demand reductions could be realized, depending on the proportion of transit and taxi trips to and from the Union Park development.

The current site plan provides 2,776 parking spaces (previously 2,711 parking spaces). Thus resulting in a shortfall of 1,074 spaces (previously a shortfall of 1,076 spaces) based on CLV Code Requirements and a surplus of 56 spaces (previously a surplus of 57 spaces) based on recommended *Shared Parking* ratios for the weekday peak hour. The utilization of common parking areas provided by the Union Park development could augment the proposed parking supply.

Very truly yours,
G. C. WALLACE, INC.

Patrick S Byrd, P.E., P.T.O.E.
Traffic Engineer

cg
Attach.

cc: Gary Dempster, Altoon Porter Architects
John Tobin, GCW

PROFESSIONAL ENGINEER STATE OF NEVADA
PATRICK S. BYRD
12/31/08
CIVIL
No. 15797
10/9/07

SEE PAGES ONE AND TWO ON SHEET 1.3

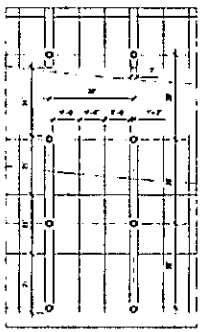
Table 5. Captive Market Adjustment

	Parking Demand per CLV Ratios			Parking Demand per Shared Parking Ratios		
	Unadjusted Demand (2:00 PM)	Non Captive	Adjusted Demand	Unadjusted Demand (2:00 PM)	Non Captive	Adjusted Demand
Office	3,029	100%	3,929	1,942	100%	1,942
General Retail	428	90%	385	348	90%	313
Food Court	92	15%	14	102	15%	15
Museum Café	63	15%	9	70	15%	11
Tower Rest.	108	90%	97	121	90%	109
Raw Bar	26	15%	4	25	15%	4
Restaurant	114	90%	102	127	90%	114
Museum	83	33%	27	83	33%	27
Condo	179	100%	179	179	100%	179
Health Club	84	6%	5	103	6%	6
Bank	39	6%	2	36	6%	2
Total	4,121		3,852	3,136		2,720

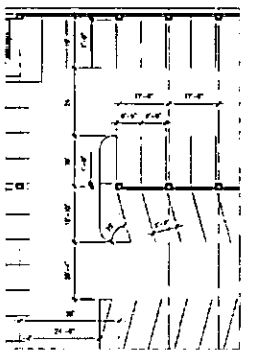
NOTE:
TOTAL STANDARD SPACES = 2,716
TOTAL COMPACT SPACES = 0
TOTAL HANDICAP SPACES = 63

D FREE-STANDING VEHICULAR DIRECTIONAL SIGNS - PER UNION PARK DESIGN STANDARDS

PROPOSED RETAIL VALET PARKING



PROPOSED 90° TOWER PARKING



PROPOSED 75° TOWER PARKING

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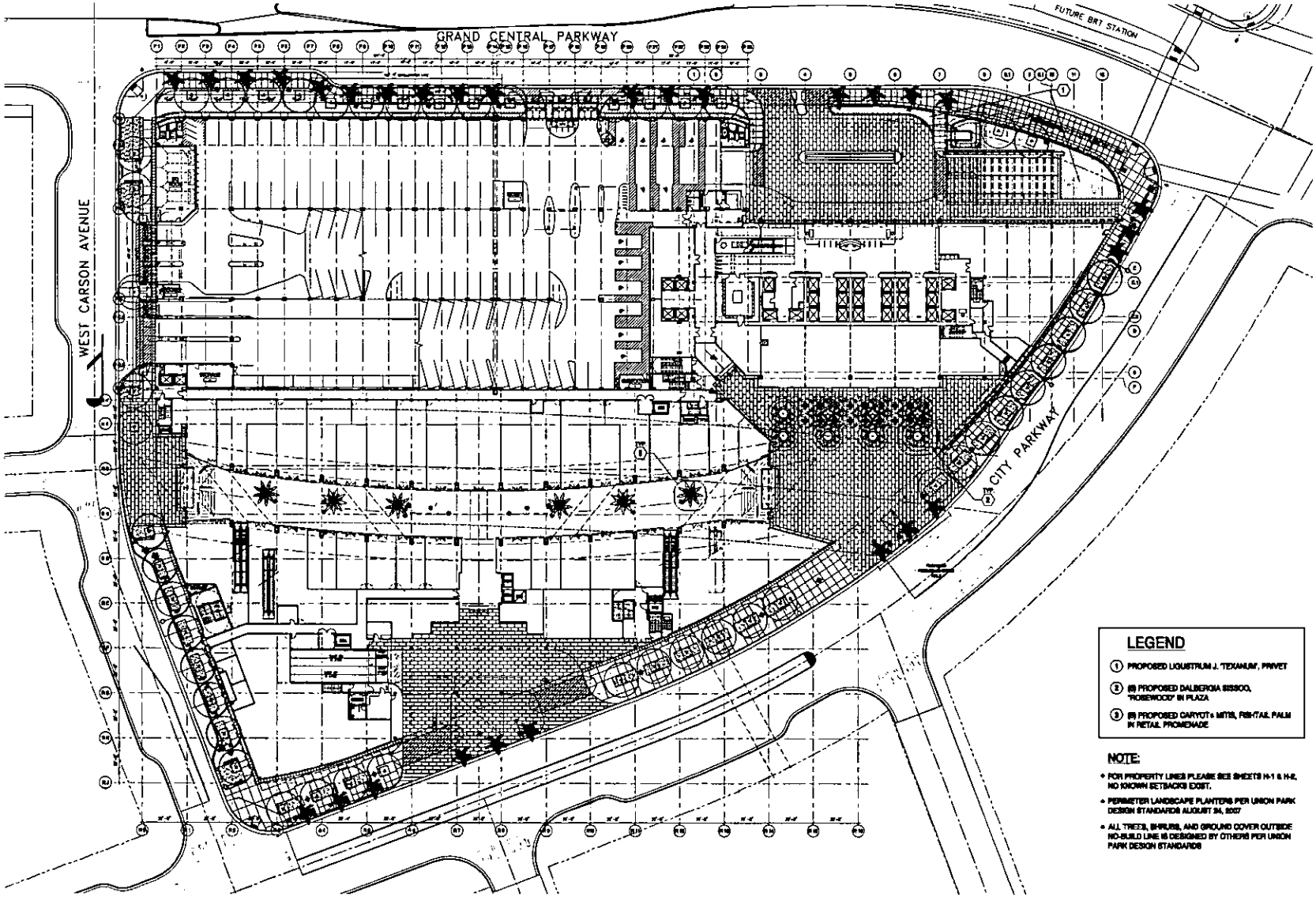
ALTOON + PORTER
ARCHITECTS



LEGEND

1. PROPOSED LIGUSTRUM J. 'TEXANUM', PRIVET
2. (8) PROPOSED DALBERGIA SISSOO, 'ROSEWOOD' IN PLAZA
3. (8) PROPOSED CARYOTA MITIS, FISH-TAIL PALM IN RETAIL PROMENADE

NOTE:

- FOR PROPERTY LINES PLEASE SEE SHEETS H-1 & H-2, NO KNOWN SETBACKS EXIST.
- PERIMETER LANDSCAPE PLANTERS PER UNION PARK DESIGN STANDARDS AUGUST 24, 2007
- ALL TREES, SHRUBS, AND GROUND COVER OUTSIDE NO-BUILD LINE IS DESIGNED BY OTHERS PER UNION PARK DESIGN STANDARDS

APA # 25034

LANDSCAPE PLAN

SCALE: 1" = 50'-0"

OCTOBER 9, 2007 2.1

PROPERTY INVESTORS/REAL CORPORATION
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Beverly Hills, California 90210
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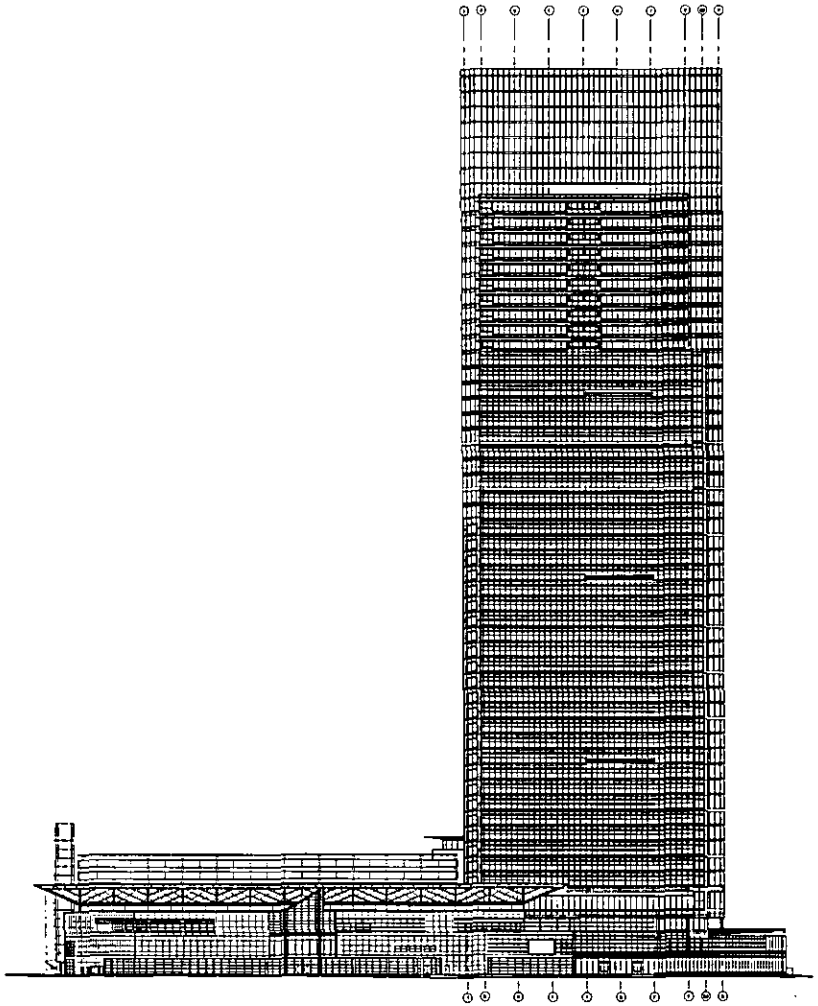
WORLD JEWELRY CENTER

ALLOOM + PORTER ARCHITECTS
414 South Flower Street 4th Floor
Los Angeles
California 90071
Tel 213 538 1940 Fax 213 538 1901
Web Site http://www.alloomporter.com



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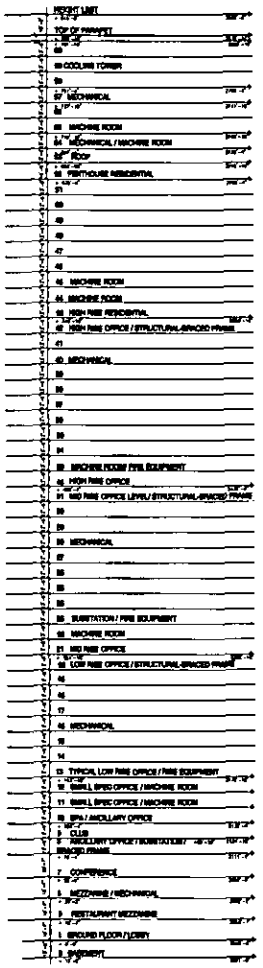

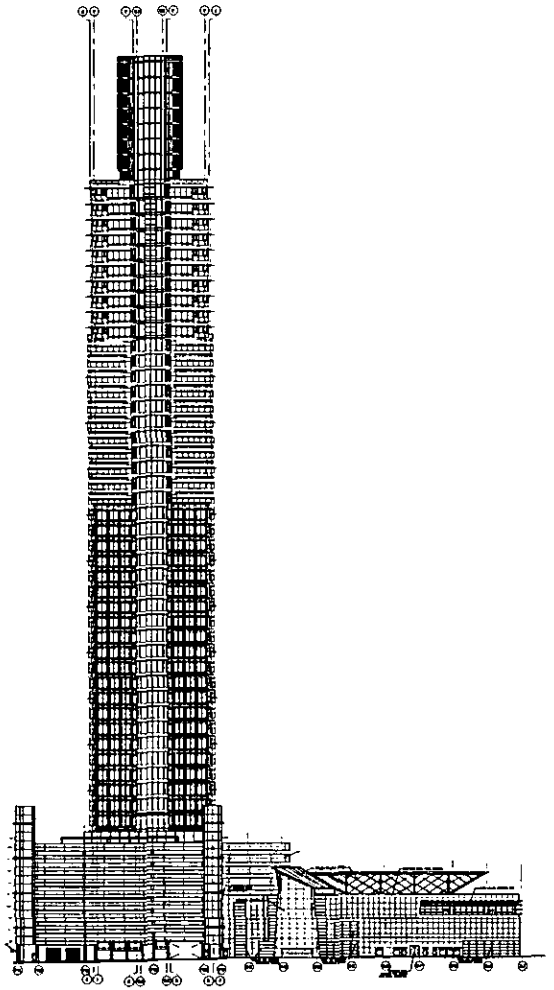

SOUTH

REF N

APA # 25034

BUILDING ELEVATIONS

SCALE : 1" = 60'-0"

OCTOBER 9, 2007 3.1

PROPERTY INTERNATIONAL CORPORATION
421 N. Beverly Drive, Suite 330
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Fax Direct 626 / Email: allogg@aol.com
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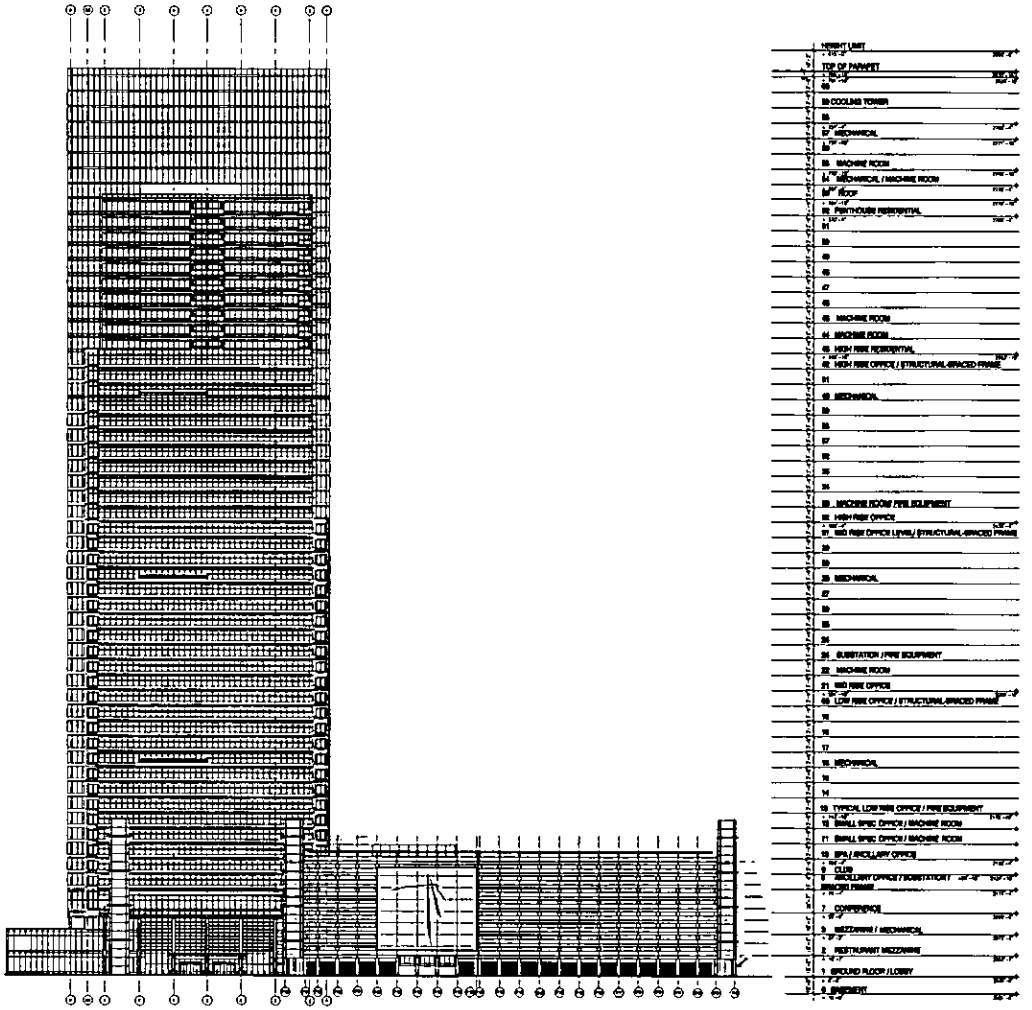
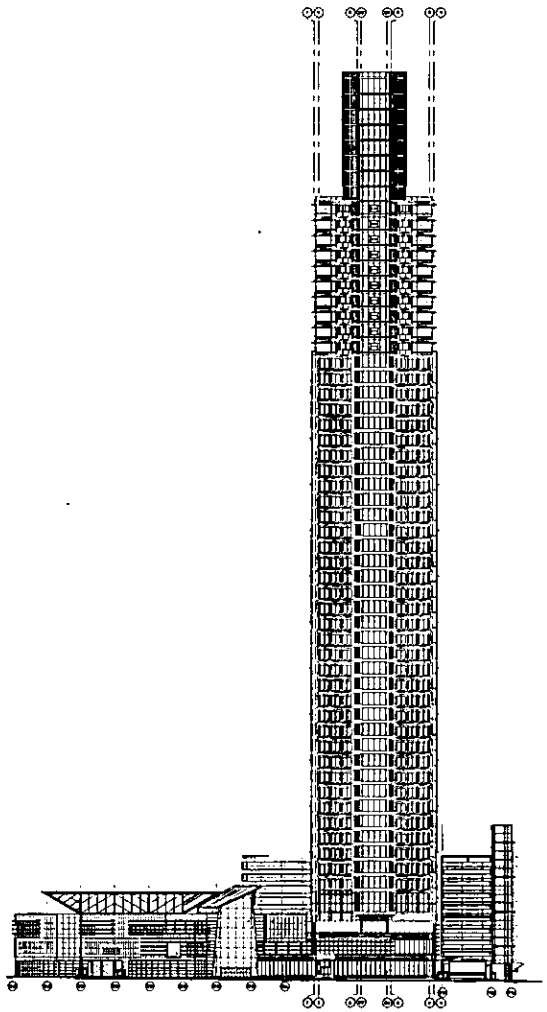


WEST



NORTH

REF N

APA # 25034

BUILDING ELEVATIONS

SCALE : 1" = 80'-0"

OCTOBER 9, 2007 3.2

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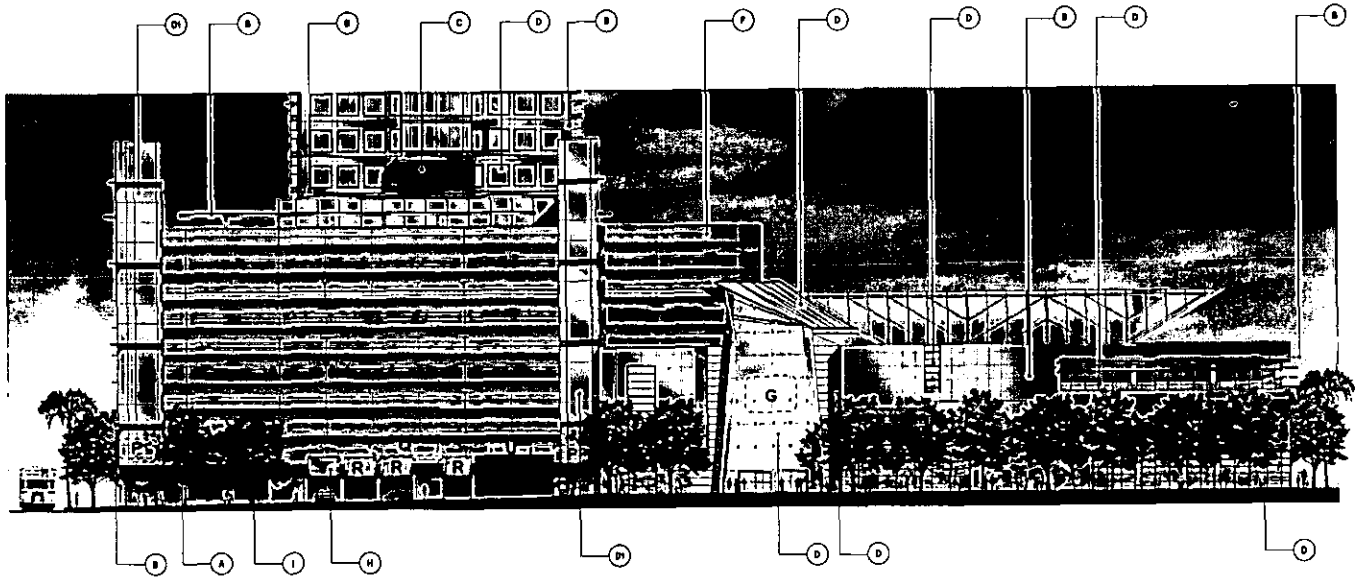

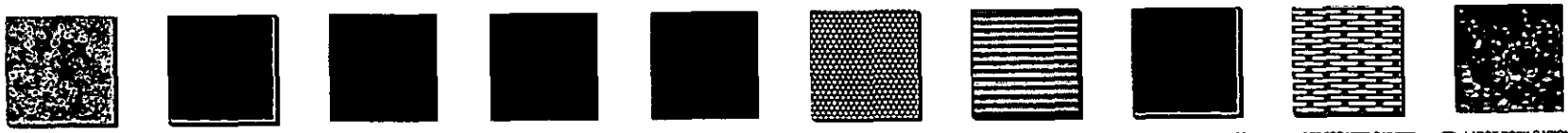

A EXPOSED CONCRETE

B "SLIVER SMITH" PAINTED, MATTE FINISH METAL PANELS

C 1/16" WARM GRAY GLASS SPANDREL

D 1" BLUE GRAY TINTED CLEAR GLASS

D1 1" BLUE GRAY TINTED TRANSLUCENT GLASS

E BUILDING MOUNTED PROJECT IDENTITY

F PERFORATED CORRUGATED METAL PANELS

G BRUSHED STAINLESS STEEL COLUMN COVERS

H PERFORATED PAINTED METAL PANELS

I LARGE ROCK GABION WALLS

SOUTH

XX — INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

REF N

APA # 25034

BUILDING ELEVATIONS

SCALE : N.T.S.

OCTOBER 9, 2007 3.3

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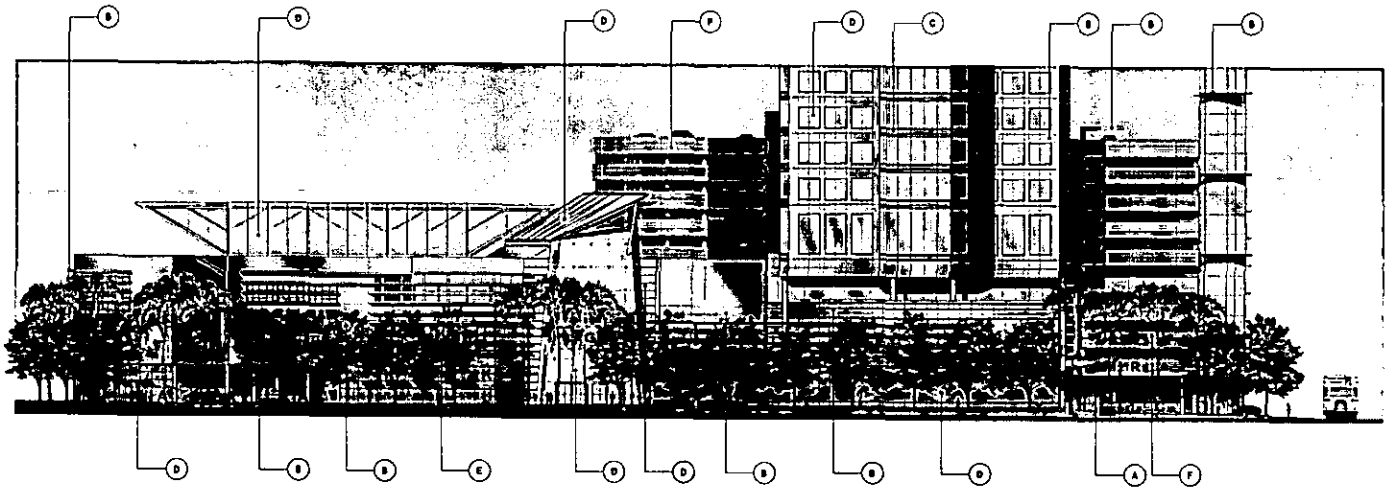
Tel 213 330 7000 Fax 213 330 7001
Web Site http://www.altoonporter.com



A EXPOSED CONCRETE

B "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS

C 1 1/16" WARM GRAY GLASS SPANDREL

D 1" BLUE GRAY TINTED CLEAR GLASS

E BUILDING MOUNTED PROJECT IDENTITY

F PERFORATED CORRUGATED METAL PANELS

G BRUSHED STAINLESS STEEL COLUMN COVERS

NORTH

XX — INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

REF N

APA # 25034

BUILDING ELEVATIONS

SCALE: N.T.S.

OCTOBER 9, 2007 3.4

PROPERTY INTERNATIONAL CORPORATION
421 N. Beverly Drive, Suite 320
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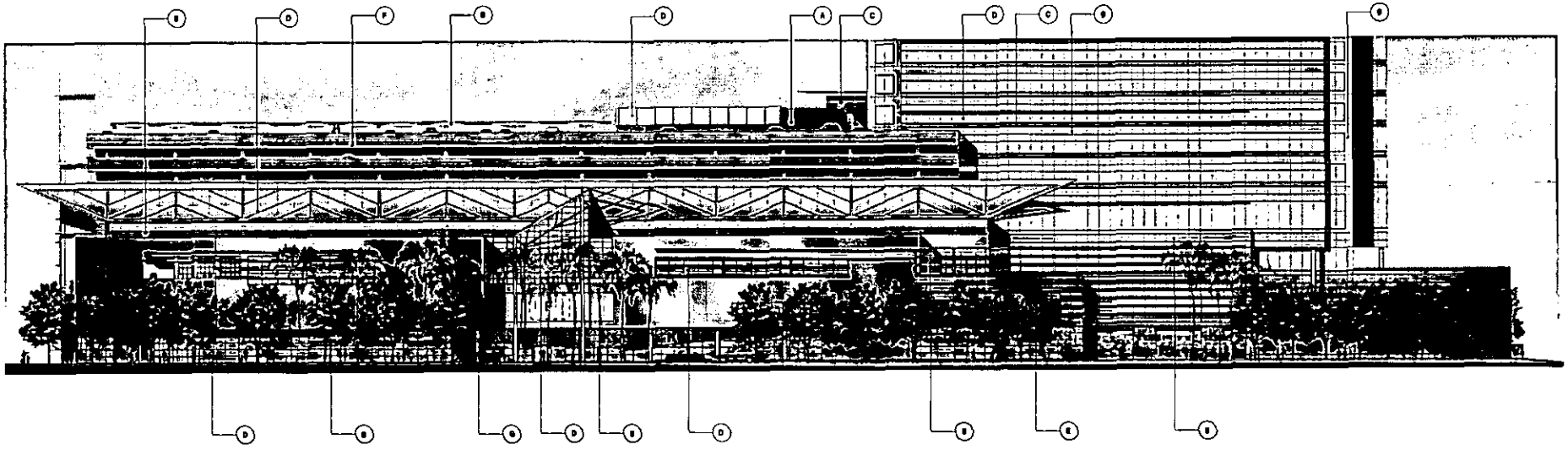
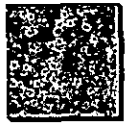
Los Angeles
California 90071
213 972 8488 Fax 213 236 1991
Web Site http://www.altoonandporter.com

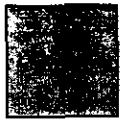




(A) EXPOSED CONCRETE

(B) "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS

(C) 1/4" WARM GRAY GLASS SPANDREL



(D) 1" BLUE GRAY TINTED CLEAR GLASS

(E) BUILDING MOUNTED PROJECT IDENTITY

(F) PERFORATED CORRUGATED METAL PANELS

(G) BRUSHED STAINLESS STEEL COLUMN COVERS

EAST

XX — INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

REF N

APA # 25034

BUILDING ELEVATIONS

SCALE : N.T.S.

OCTOBER 9, 2007 3.5

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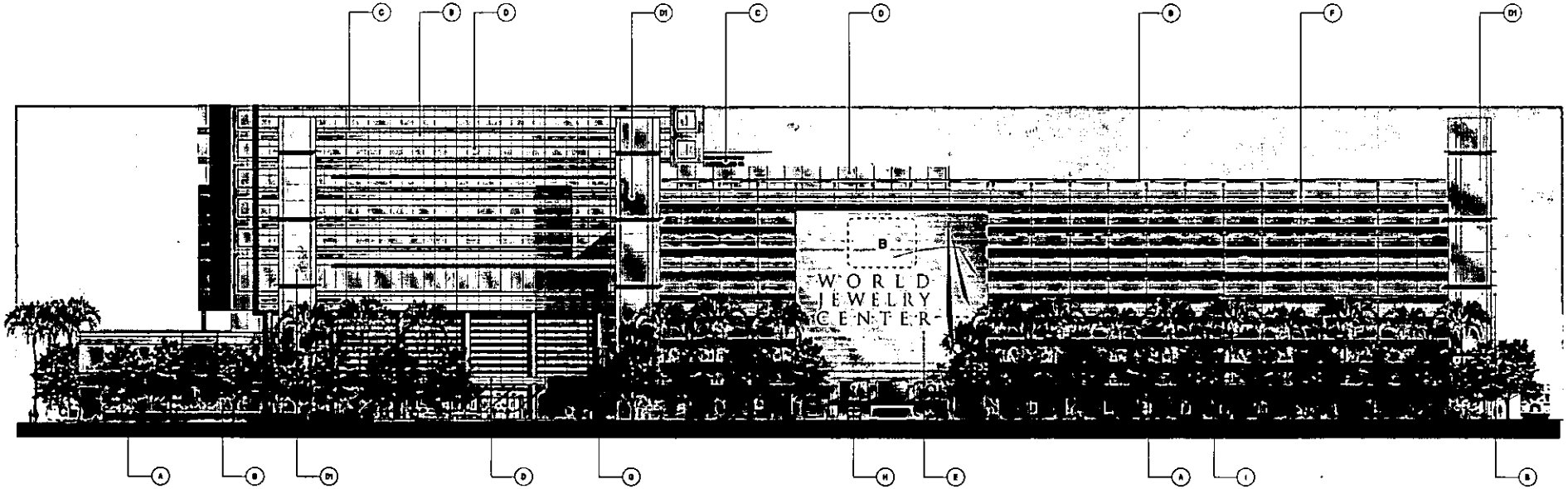

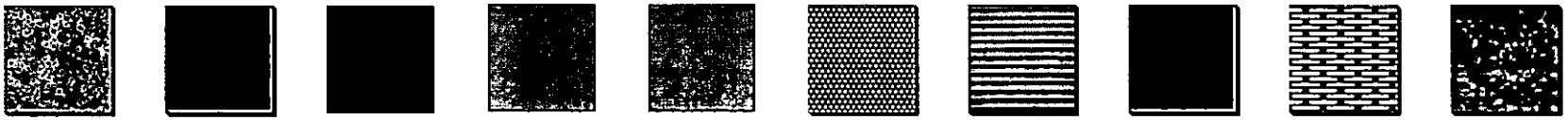

A EXPOSED CONCRETE

B "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS

C 1¼" WARM GRAY GLASS SPANDREL

D 1" BLUE GRAY TINTED CLEAR GLASS

D1 1" BLUE GRAY TINTED TRANSLUCENT GLASS

E BUILDING MOUNTED PROJECT IDENTITY

F PERFORATED CORRUGATED METAL PANELS

G BRUSHED STAINLESS STEEL COLUMN COVERS

H PERFORATED PAINTED METAL PANELS

I LARGE ROCK GABION WALLS

WEST

XX — INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

REF N

APA # 25034

BUILDING ELEVATIONS

SCALE: N.T.S.

OCTOBER 9, 2007 3.6

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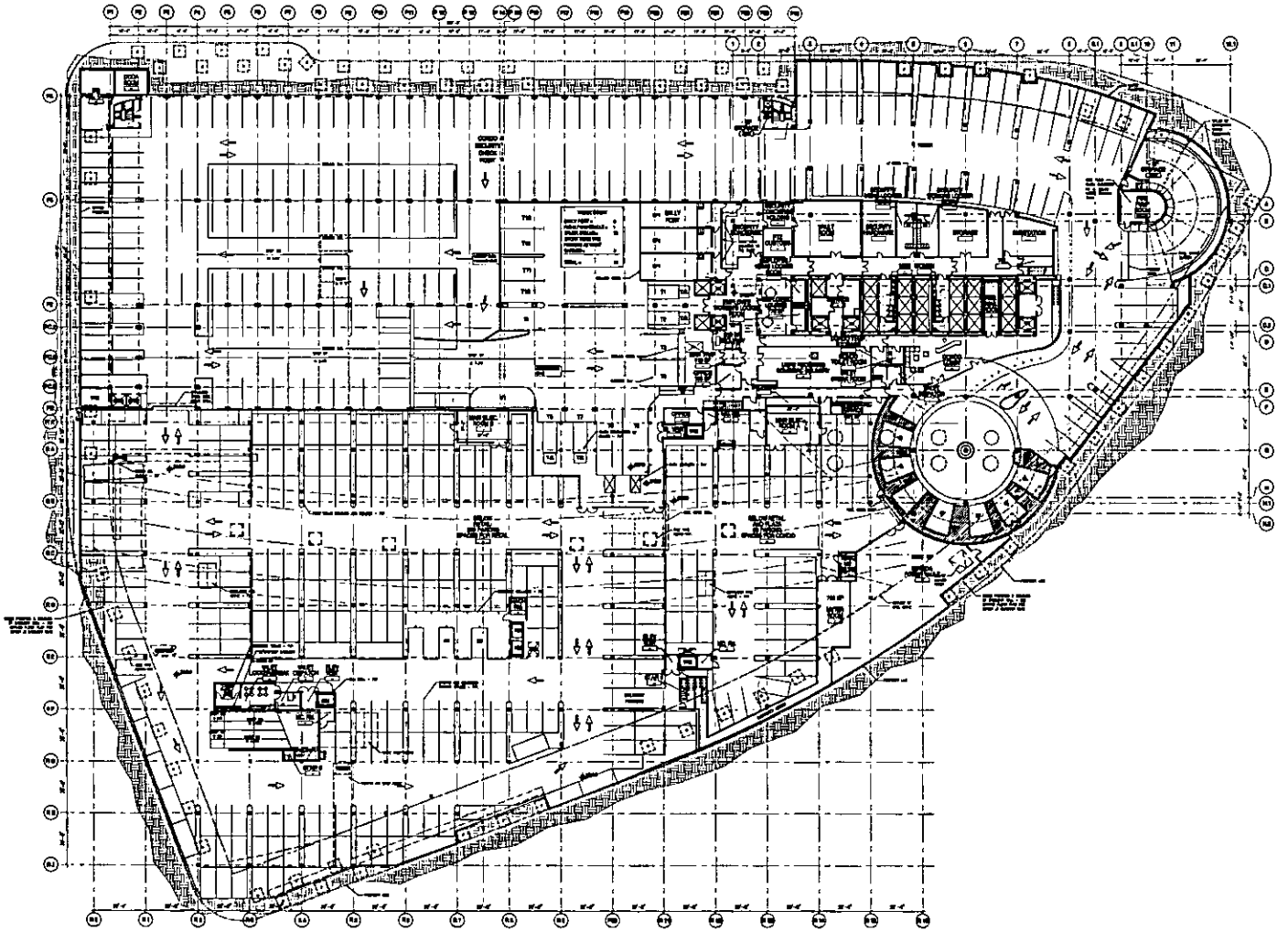

BASEMENT LEVEL COMPOSITE PLAN

APA # 25034

FLOOR PLANS

SCALE: 1" = 80'-0"

OCTOBER 9, 2007 4.1

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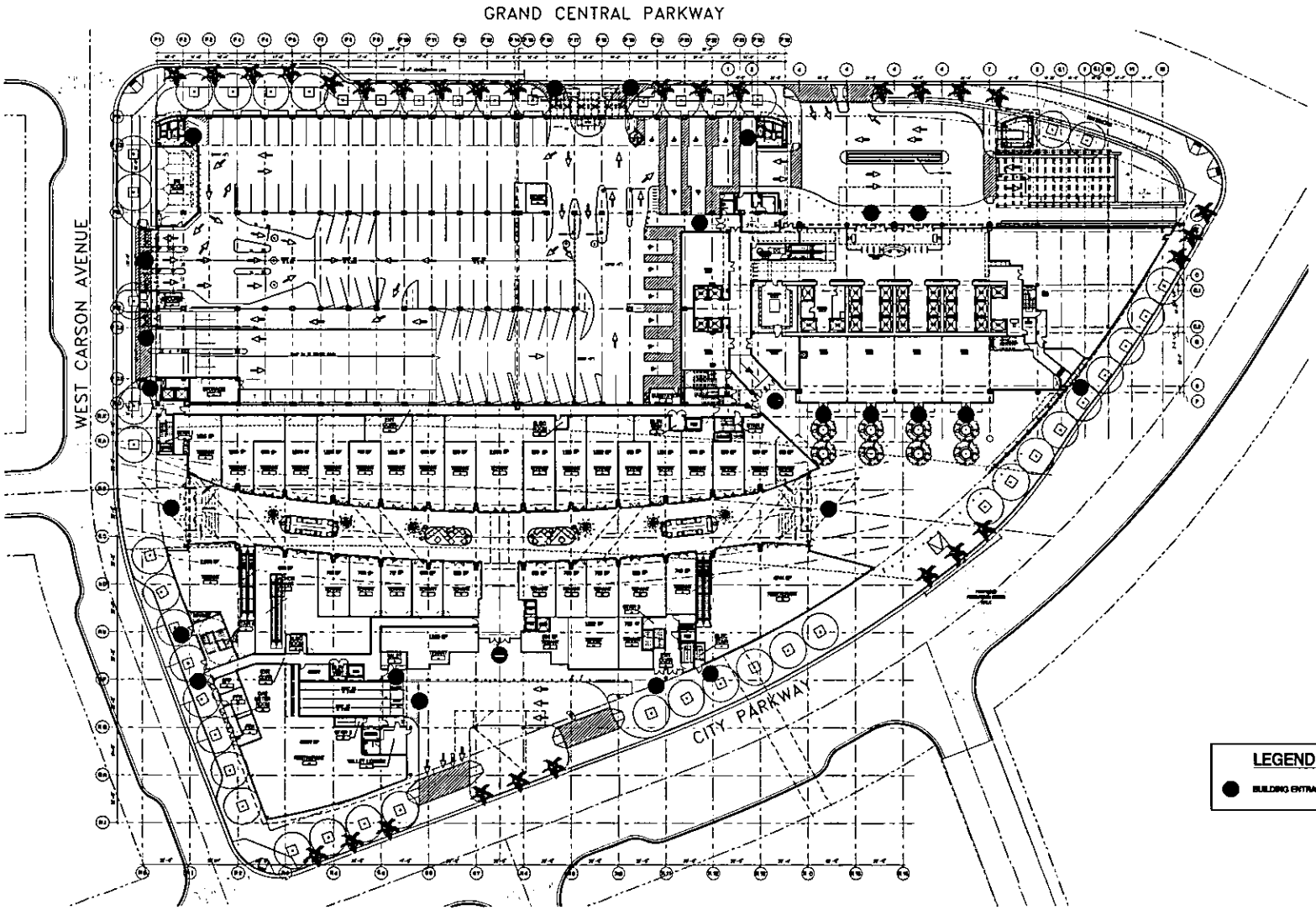

LEGEND

● BUILDING ENTRANCES/ EXITS

REF N

LOBBY LEVEL COMPOSITE PLAN

APA # 25034

FLOOR PLANS

SCALE : 1" = 30'-0"

OCTOBER 9, 2007 4.2

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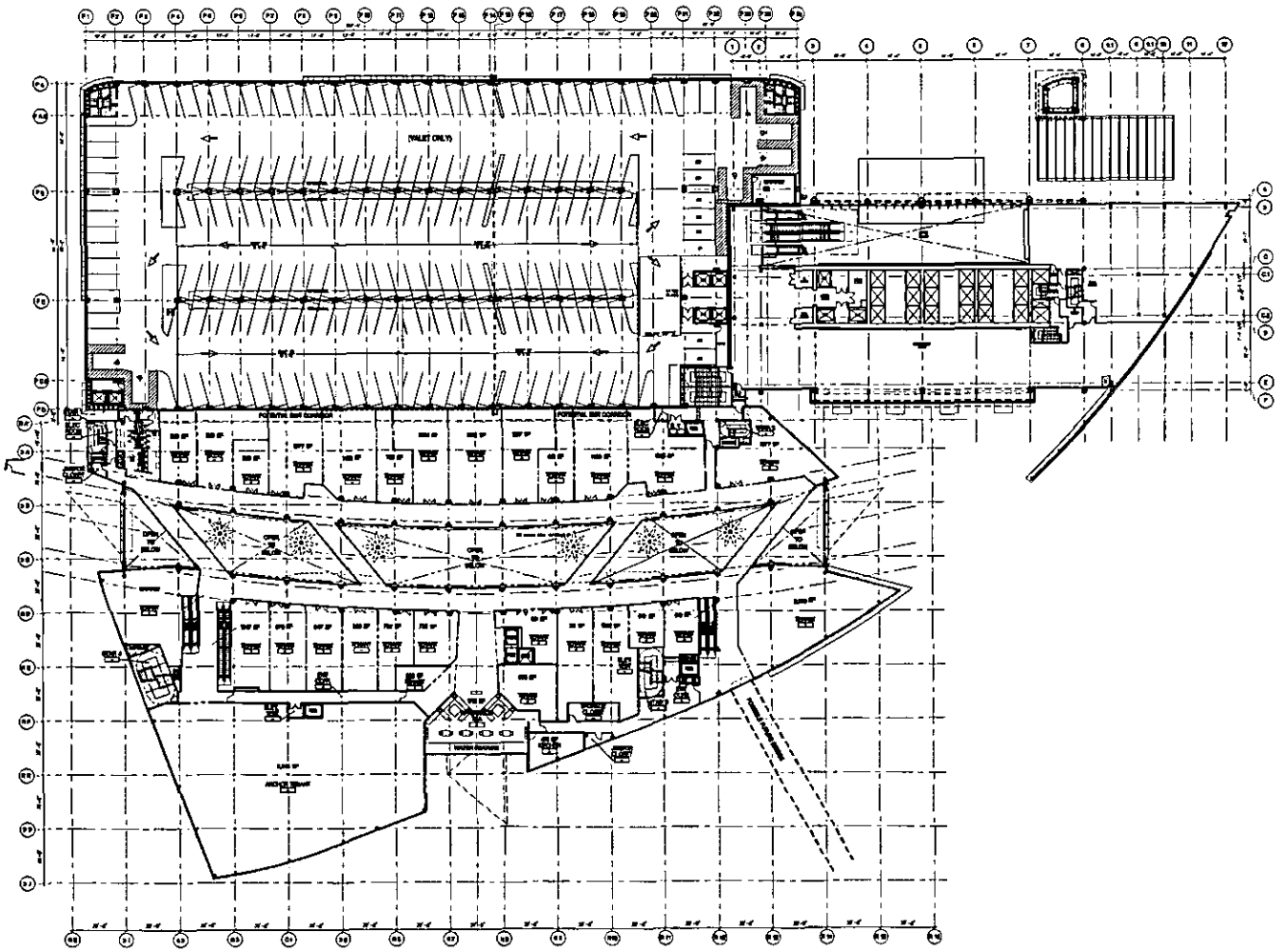

SECOND LEVEL COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

REF N

APA # 25034

OCTOBER 9, 2007 4.3

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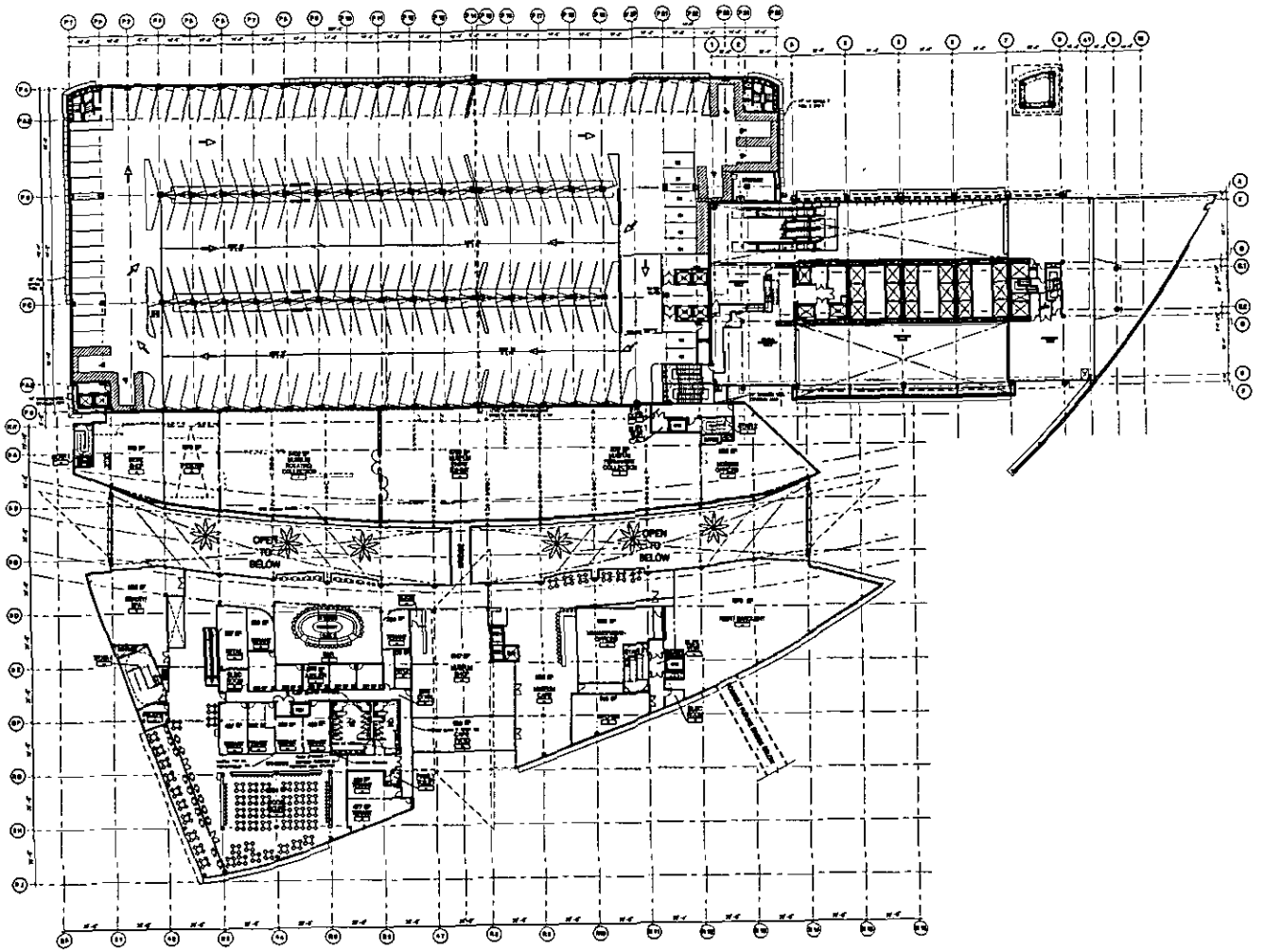

THIRD LEVEL COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

REF N

OCTOBER 9, 2007 4.4

APA # 25034

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Tel 213 243 1000 Fax 213 226 7001
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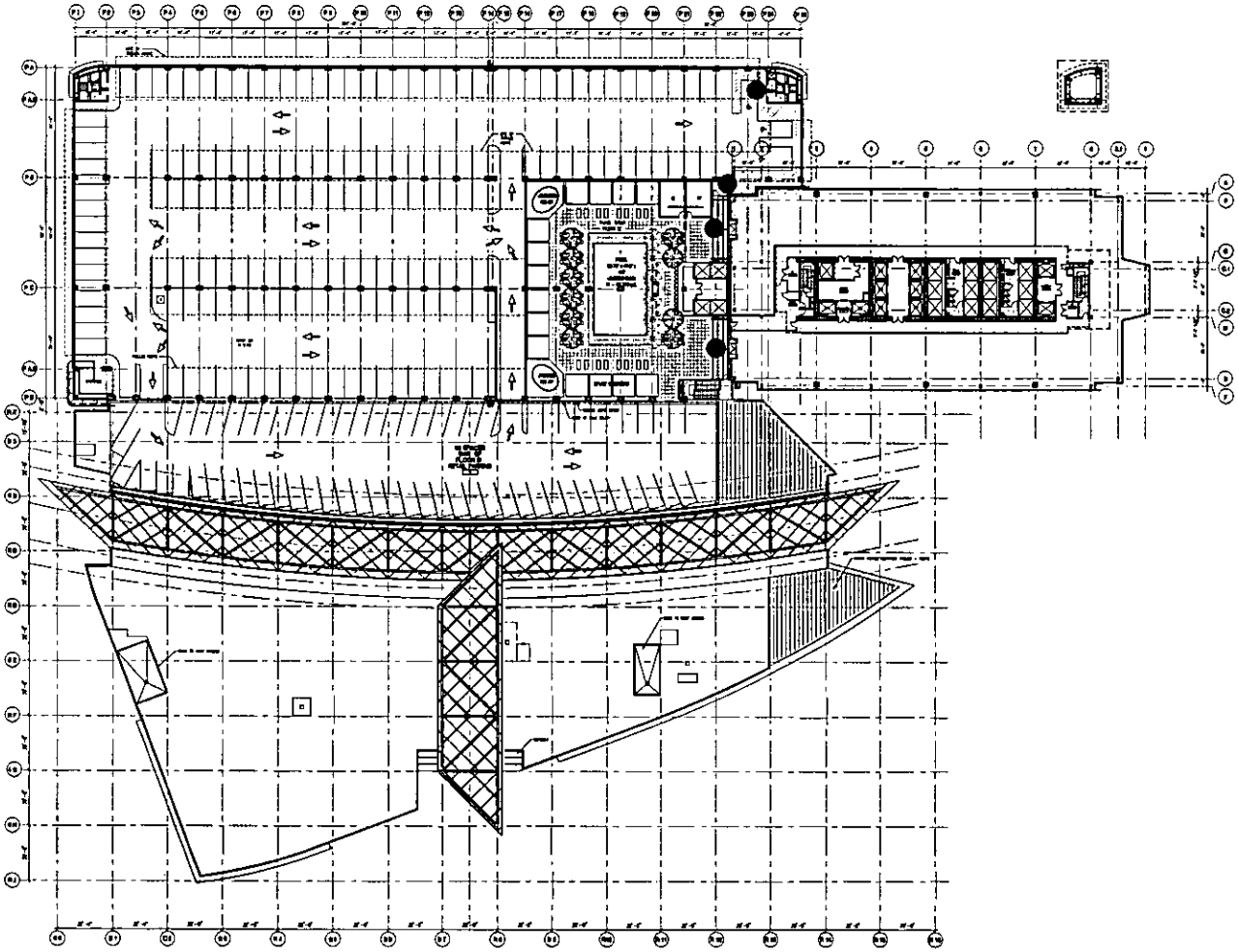

LEGEND

● BUILDING ENTRANCES/ EXITS

POOL DECK LEVEL 10 COMPOSITE PLAN

REF N

APA # 25034

FLOOR PLANS

OCTOBER 9, 2007 4.5

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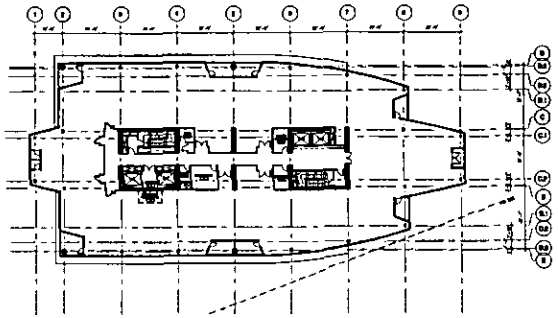
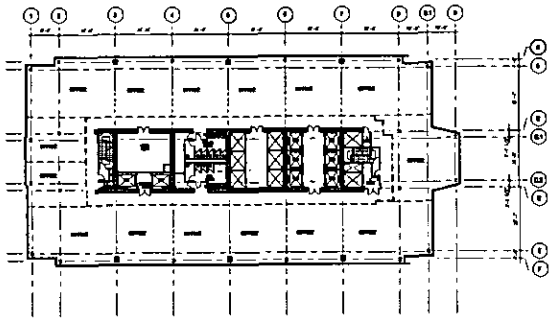
ALLOY ARCHITECTS

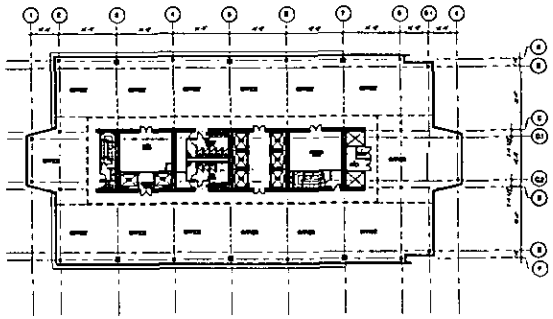


RESIDENTIAL PLAN

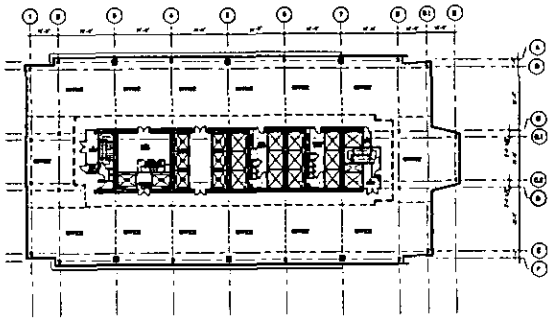
PLEASE SEE SHEET 4.7 FOR PROPOSED INTERIOR CONDO LAYOUTS



MID RISE OFFICE PLAN



HIGH RISE OFFICE PLAN



LOW RISE OFFICE PLAN

TYPICAL TOWER FLOOR PLANS

FLOOR PLANS

SCALE: 1" = 30'-0"

REF N

APA # 25034

OCTOBER 9, 2007 4.6

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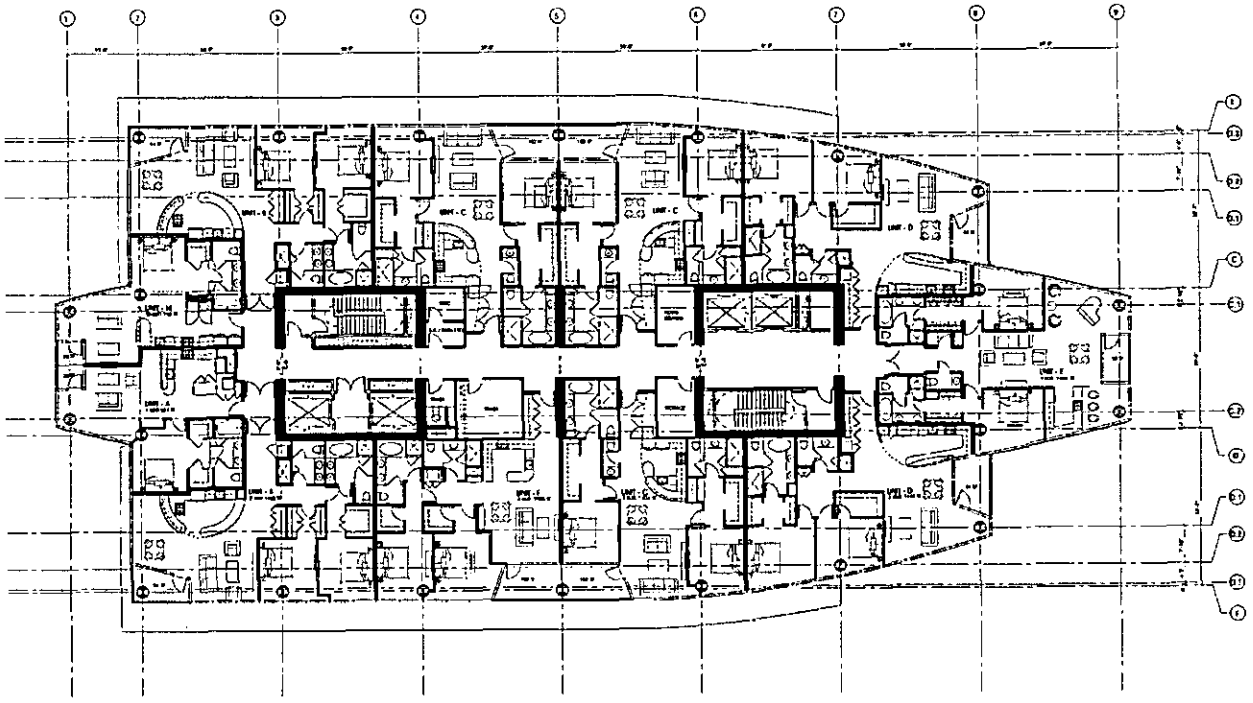

PROPOSED RESIDENTIAL INTERIOR LAYOUT

FLOOR PLANS

SCALE: N.T.S.

REF N

APA # 25034

OCTOBER 9, 2007 4.7

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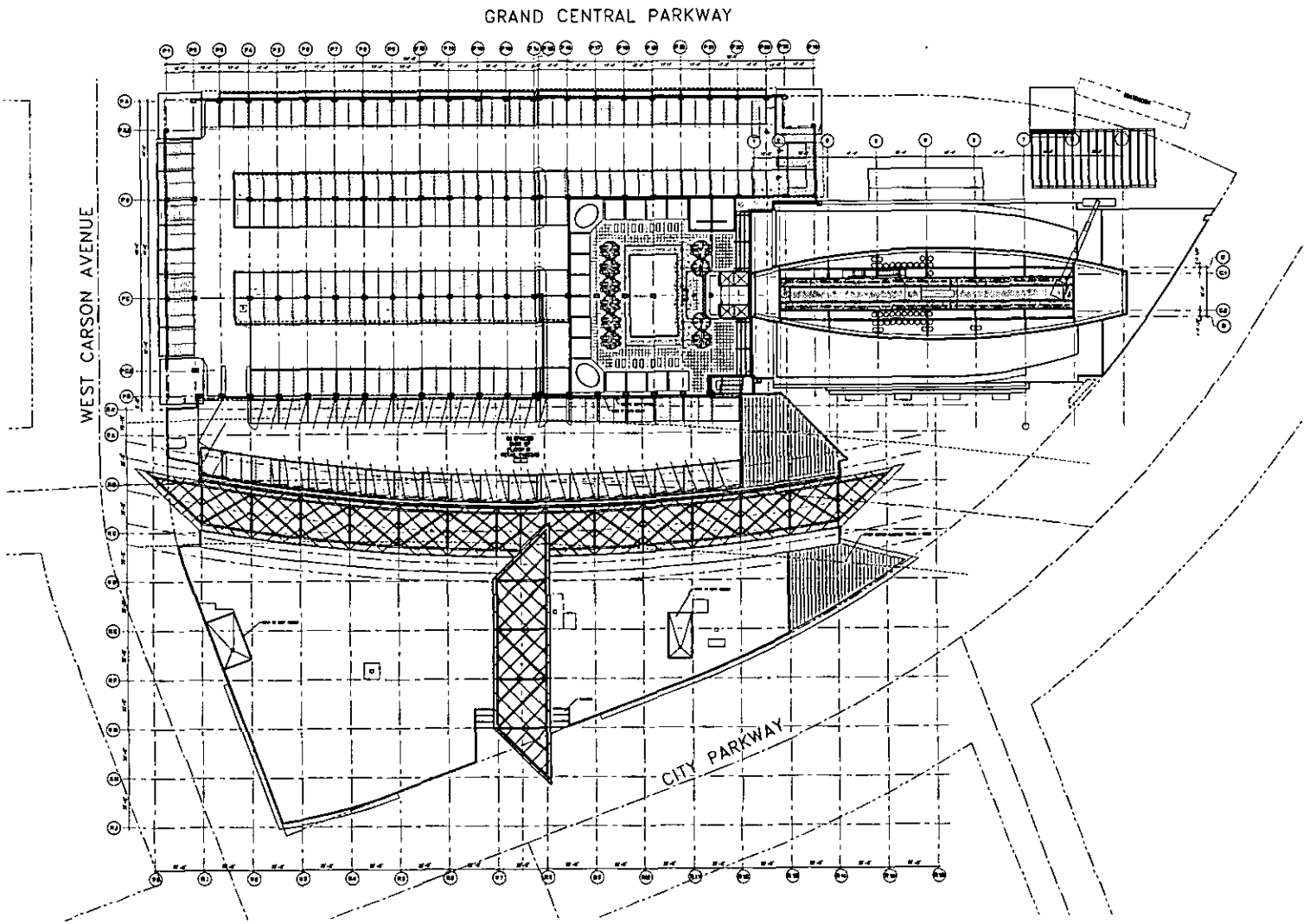

ROOF PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

REF N

APA # 25034

OCTOBER 9, 2007 4.8

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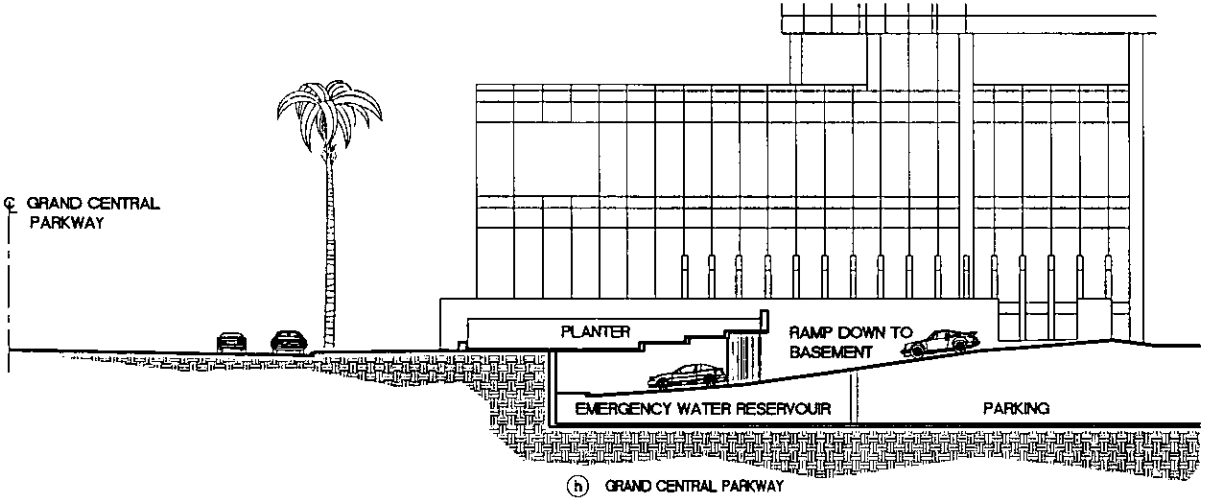

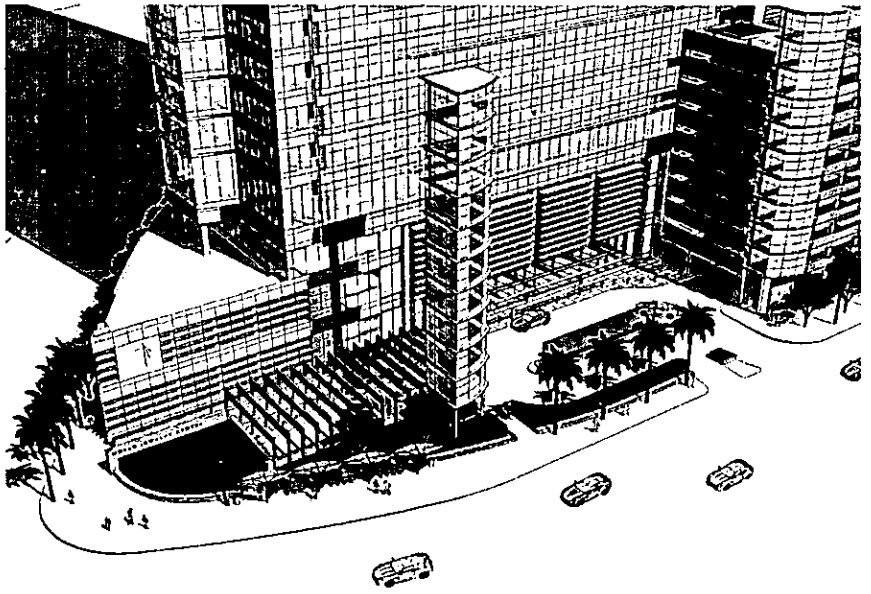

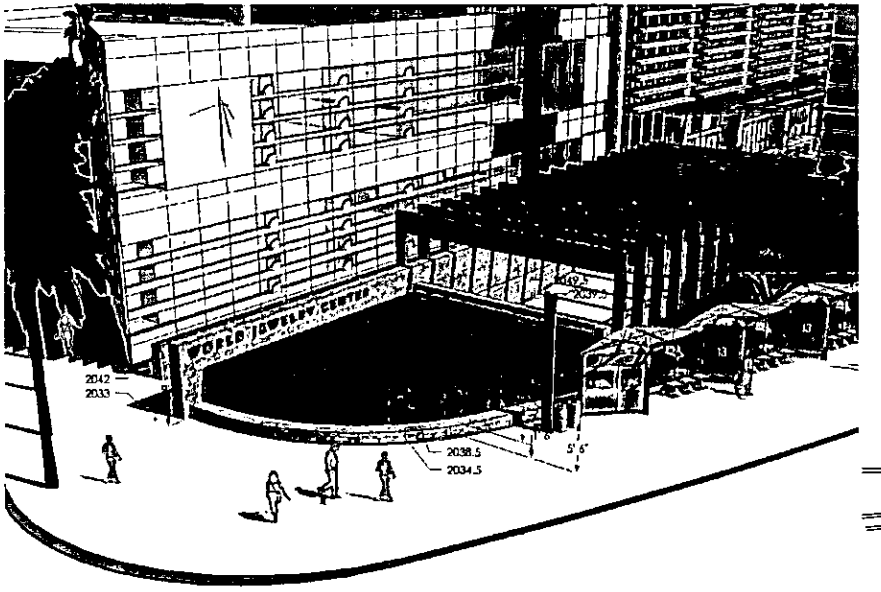

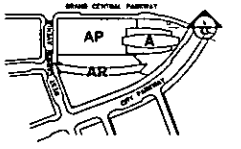

APA # 25034

CURB STUDY SECTION & RENDERINGS

SCALE: 1" = 10'-0"

October 11, 2007 6.5

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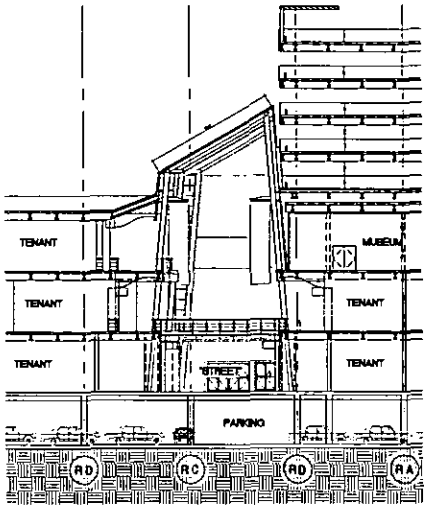
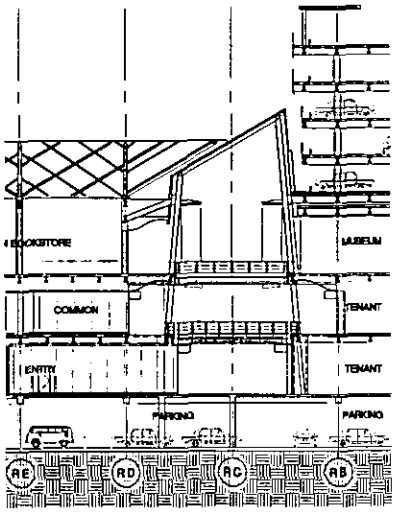


SECTION- R3, SOUTH



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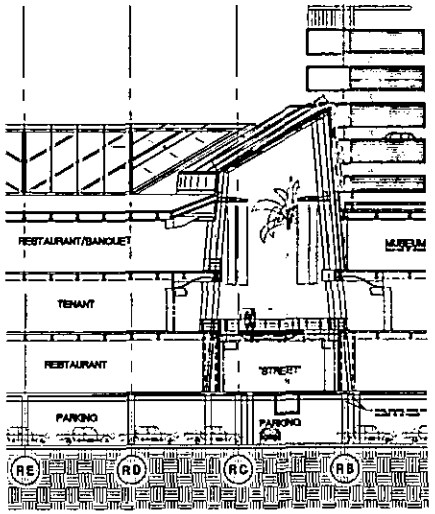
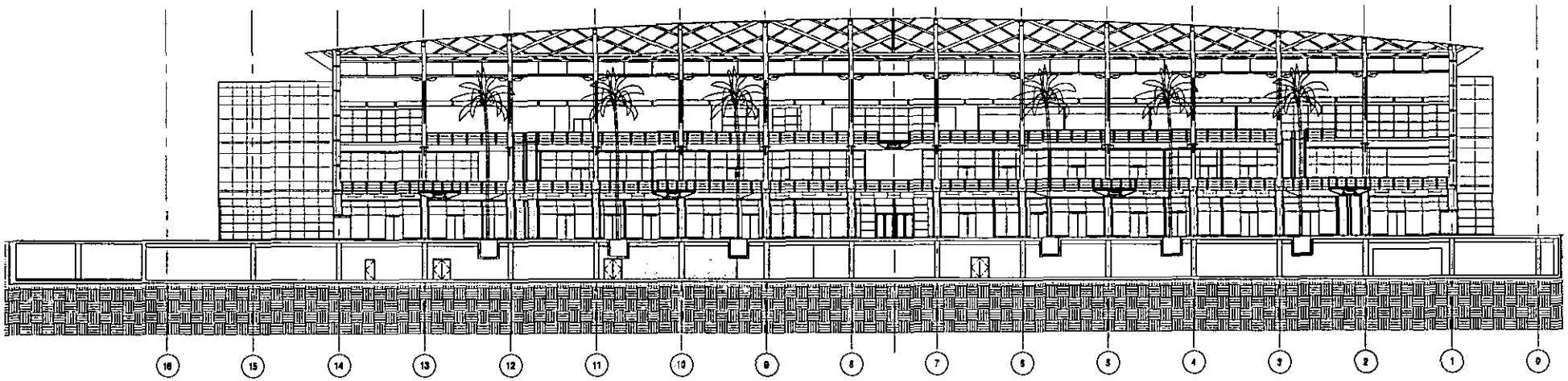


SECTION- R13, SOUTH



APA # 25034

SECTION- RB, WEST

SCALE: 1/16" = 1'-0"

October 11, 2007 7.9

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RETAIL PROMENADE RENDERINGS

October 11, 2007 7.10

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