



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

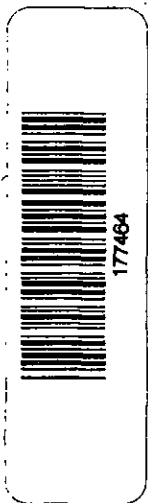
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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-37341 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN
REVIEW
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 Special Use Permit (SUP-25060) FOR A PROPOSED 800-FOOT HIGH MIXED-USE DEVELOPMENT IN THE AIRPORT OVERLAY DISTRICT 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 Special Use Permit (SUP-25060) 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 Special Use Permit (SUP-25060) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Leah 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



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-37341 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW**

Dear Mr. Finvarb:

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 be 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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthany
City Manager
Elizabeth N. Fretwell





February 8, 2008

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

RE: SUP-25060 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 6, 2008
RELATED TO SDR-25059

Dear Dr. Selby:

The City Council at a regular meeting held February 6, 2008 APPROVED the request for a Special Use Permit FOR A PROPOSED 800-FOOT HIGH MIXED-USE DEVELOPMENT IN THE AIRPORT OVERLAY DISTRICT 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:

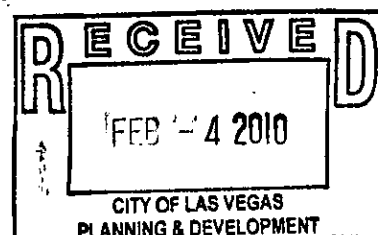
Planning & Development

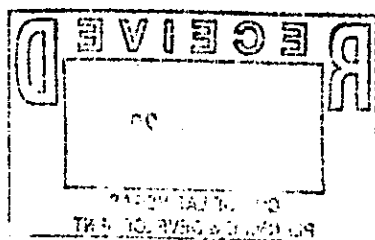
1. Conformance to all minimum requirements under Title 19.06.080 for a project in the Airport Overlay District.
2. Conformance to the conditions for Site Development Plan Review (SDR-25059) if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit 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.
4. 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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-37341
03/1710 CC

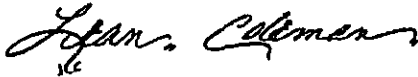




Dr. Doug Selby
SUP-25060 – Page Two
February 8, 2008

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

Sincerely,



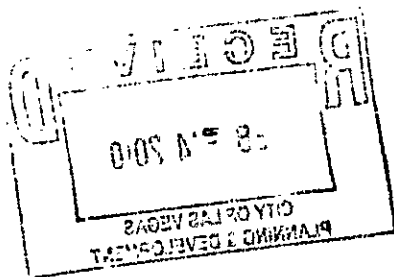
Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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





Report Date 02/08/2010 02:10 PM

Submitted By

Page 1

A/P # 37341 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	02/04/2010 10:36	984727	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

EOT-37341 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: HERITAGE-NEVADA VIII, LLC - OWNER: CITY PARKWAY V, INC. - Request for an Extension of Time of a previously approved Special Use Permit (SUP-25060) FOR A PROPOSED 800-FOOT HIGH MIXED-USE DEVELOPMENT IN THE AIRPORT DVERLAY DISTRICT at the southwest corner of Grand Central Parkway and City Parkway (APN 139-34-110-007), PD (Planned Development) Zone, Ward 5 (Barlow).

<u>Parent A/P #</u>	25060	<u>Project/Phase Name</u>	WORLD JEWELRY CENTER	<u>Phase #</u>	
<u>Project #</u>	37341	<u>Size/Area</u>	5.84 ACRE	<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 13934110007

Location

Owner/Tenant

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

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

Report Date 02/08/2010 02:10 PM

Submitted By

Page 2

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 AC981334 ☐ 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
Seasonal Addr
Valid From To
Comments Robert Zarnegin

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 # 25060

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Report Date 02/08/2010 02:10 PM

Submitted By

Page 3

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by Modified Date	YES Votes	NO Votes	ABSTENTIONS
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03/17/2010	CC	SCHEDULED	0	0	0
RGUMARANG	02/04/2010				

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

Employee Employee ID	Last	First	MI	Comments
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984478	SULLIVAN	DEBORAH	J	Planning x6895
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Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	02/04/2010 10:43		0.00
TOM BURKART, 310.888.1882, HERITAGE-NEVADA VIII, LLC CK 1086					

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time re-SUP-25060
 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@probitryinternational.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.

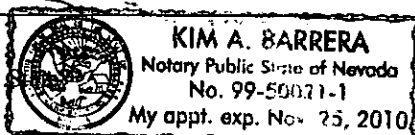
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 3 day of February, 20 10

Kim A. Barrera

Notary Public in and for said County and



FOR DEPARTMENT USE ONLY

Case #	<u>EOT - 37341</u>
Meeting Date:	<u>3/17/10</u>
Total Fee:	<u>\$ 300</u>
Date Received:*	<u>2/4/10</u>
Received By:	<u>Romeo</u>

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

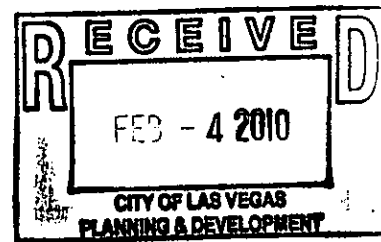
RECEIVED BY
BUSINESS DEVELOPMENT

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

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.

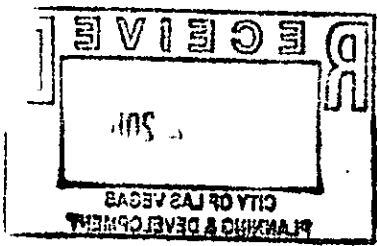
Office/Residential Tower

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-37341
03/1710 CC



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.

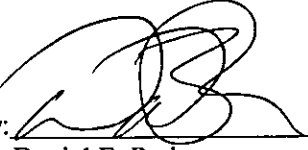
The World Jewelry Center will self-park without the need for additional outside parking.

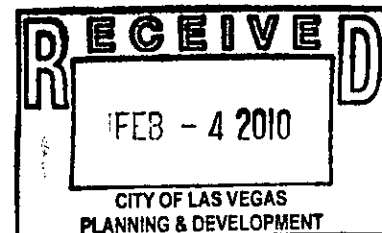
Please refer to the attached Shared Parking Study.

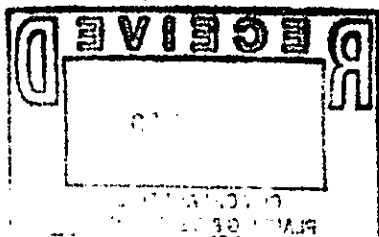
Due to current economic conditions, we sought an extension of time to acquire the property and commence development. This extension was granted by entering into an Amended and Restated Disposition and Development Agreement, effective as of August 19, 2009. At this time, we are seeking the extension of 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







PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37341** 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:

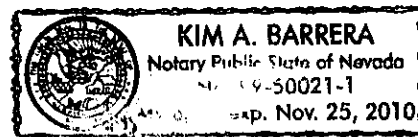
Elizabeth N. Fretwell

Subscribed and sworn before me

This 3 day of February, 2010

Kim A. Barrera

Notary Public in and for said County and State





20040429-0001073

Fee: \$8.00 RPTT: EX8082
04/29/2004 09:26:45 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.

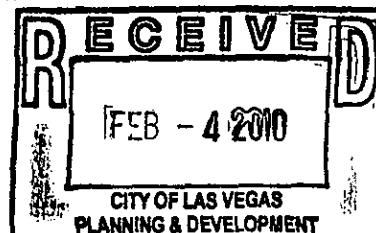
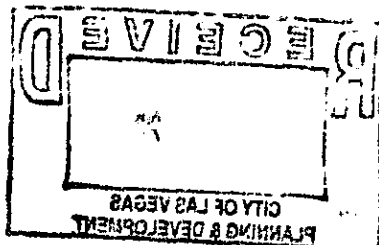
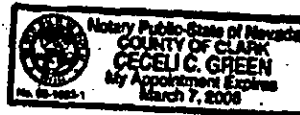
CITY PARKWAY IV, INC.

By:

Douglas Sejoy, President

Approved as to form:

J. Pemberton 4/16/04
Date



ACKNOWLEDGEMENT

State of Nevada)
) ss.
County of Clark)

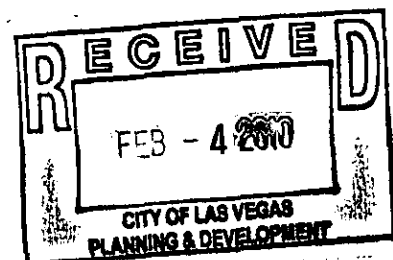
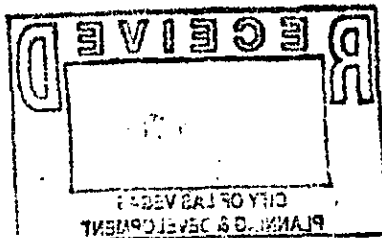
On this 21st day of April, 2004, personally appeared before me, a Notary Public in and for said County and State, Douglas Selby, known to me to be the President of City Parkway IV, Inc., and he acknowledged to me that he executed the same for and on behalf of City Parkway IV, Inc. and that he executed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

WITNESS my hand and official seal.

Ceceli C. Green
NOTARY PUBLIC in and for said County
and State



ASSESSOR'S COPY



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:

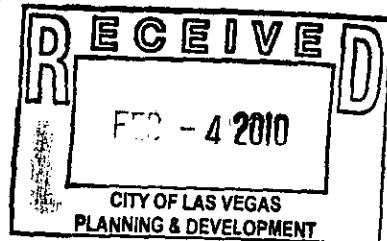
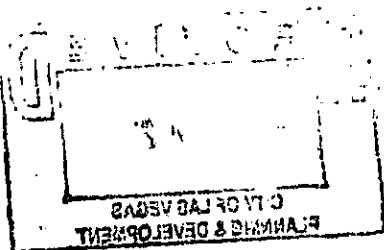
BEGINNING at the southeast corner of said lot 5, being on the north line of Bonneville Avenue (100 foot right-of-way), same being on the west line of the Union Pacific Railroad right-of-way (100 foot wide);

THENCE, along the north line of said Bonneville Avenue the following four(4) courses and distances:

1. North $62^{\circ}04'12''$ 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 $36^{\circ}45'51''$, and along the arc 352.91 feet to a point of tangency;
3. South $81^{\circ}09'57''$ 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 $95^{\circ}00'00''$, 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 $03^{\circ}50'03''$ 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 $31^{\circ}45'19''$, and along the arc 249.41 feet to a point of tangency;
3. North $27^{\circ}55'16''$ 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 $20^{\circ}42'14''$, and along the arc 162.61 feet to a point of tangency;
5. North $48^{\circ}37'30''$ 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 $25^{\circ}40'39''$, and along the arc 201.67 feet to a point of tangency;
7. North $74^{\circ}18'09''$ 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 $43^{\circ}37'41''$, and along the arc 266.51 feet to a point of non-tangency from which a radial line bears South $27^{\circ}55'50''$ West;
9. South $27^{\circ}55'50''$ West, a distance of 5.00 feet to an interior angle point;
10. South $62^{\circ}04'10''$ 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 $27^{\circ}55'16''$ West, a distance of 741.16 feet to a point of non-tangent curvature to the left from which a radial line bears South $31^{\circ}53'35''$ East; THENCE, leaving said west line and crossing a portion of said lot 5, from a tangent bearing South $58^{\circ}06'25''$ West, with said curve to the left, concave southeasterly, having a radius of 1510.00 feet, a central angle of $30^{\circ}11'04''$, and along the arc 795.50 feet to a point of tangency;

THENCE, South $27^{\circ}55'21''$ West, a distance of 150.00 feet to a point of curvature to the left;

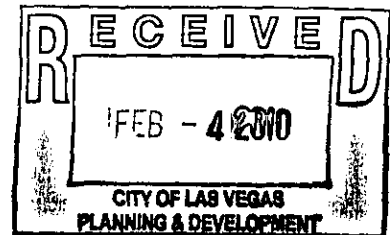
THENCE, with said curve to the left, concave easterly, having a radius of 1510.00 feet, a central angle of $30^{\circ}11'15''$, and along the arc 795.57 feet to a point of non-tangency from which a radial line bears North $87^{\circ}44'06''$ East, same point being on said west line of the Union Pacific Railroad;

THENCE, with said west line, South $27^{\circ}55'16''$ West, a distance of 365.64 feet to the POINT OF BEGINNING, containing 56.03 acres of land.

ASSESSOR



05/07/01
COPY



8. With said curve to the right, concave southerly, having a radius of 350.00 feet, a central angle of $43^{\circ}37'41''$, and along the arc 266.51 feet to a point of non-tangency from which a radial line bears South $27^{\circ}55'50''$ West;
9. South $27^{\circ}55'50''$ West, a distance of 5.00 feet to an interior angle point;
10. South $62^{\circ}04'10''$ 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 $27^{\circ}55'16''$ West, a distance of 741.16 feet to a point of non-tangent curvature to the left from which a radial line bears South $31^{\circ}53'35''$ East;

THENCE, leaving said west line and crossing a portion of said lot 5, from a tangent bearing South $58^{\circ}06'25''$ West, with said curve to the left, concave southeasterly, having a radius of 1510.00 feet, a central angle of $30^{\circ}11'04''$, and along the arc 795.50 feet to a point of tangency;

THENCE, South $27^{\circ}55'21''$ West, a distance of 150.00 feet to a point of curvature to the left;

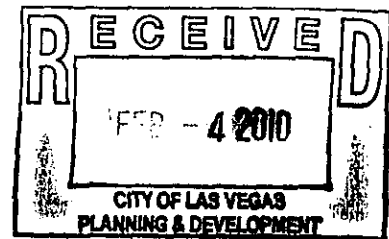
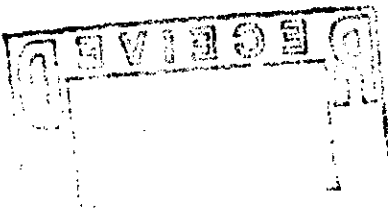
THENCE, with said curve to the left, concave easterly, having a radius of 1510.00 feet, a central angle of $30^{\circ}11'15''$, and along the arc 795.57 feet to a point of non-tangency from which a radial line bears North $87^{\circ}44'06''$ East, same point being on said west line of the Union Pacific Railroad;

THENCE, with said west line, South $27^{\circ}55'16''$ West, a distance of 365.64 feet to the POINT OF BEGINNING, containing 56.03 acres of land.

ASSESSOR



05/07/01
COPY



ACKNOWLEDGEMENT

State of Nevada)
) ss.
County of Clark)

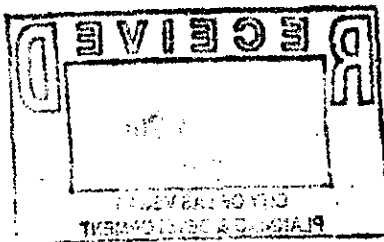
On this 21st day of April, 2004, personally appeared before me, a Notary Public in and for said County and State, Douglas Selby, known to me to be the President of City Parkway IV, Inc., and he acknowledged to me that he executed the same for and on behalf of City Parkway IV, Inc. and that he executed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

WITNESS my hand and official seal.

Ceceli C. Green
NOTARY PUBLIC in and for said County
and State



ASSESSOR'S COPY



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 139-34-110-003
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed In Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 90.2
(_____)
\$ _____
\$ _____

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

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: City Parkway IV, Inc.

Address: 400 Stewart

City: Las Vegas

State: NV Zip: 89101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: City Parkway V, Inc.

Address: 400 Stewart

City: Las Vegas

State: NV Zip: 89101

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

Print Name: _____

Escrow # _____

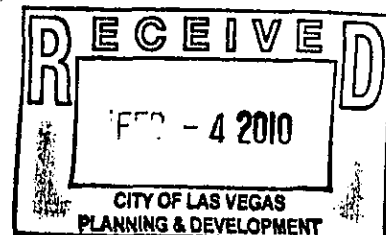
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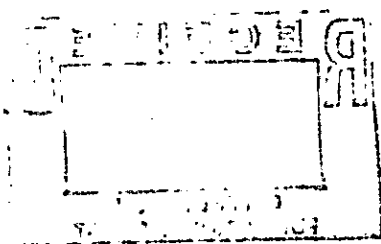
City: _____

State: _____

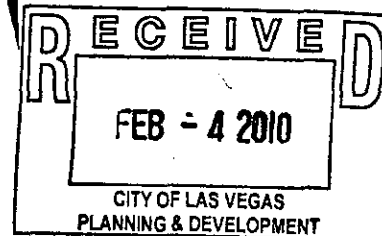
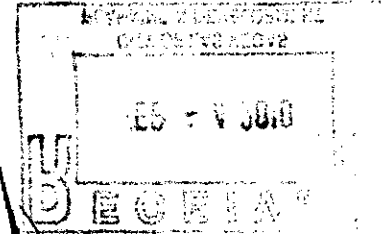
Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)





WORLD JEWELRY CENTER



PLANNING & DEVELOPMENT DEPARTMENT SUBMITTAL
OCTOBER 9, 2007

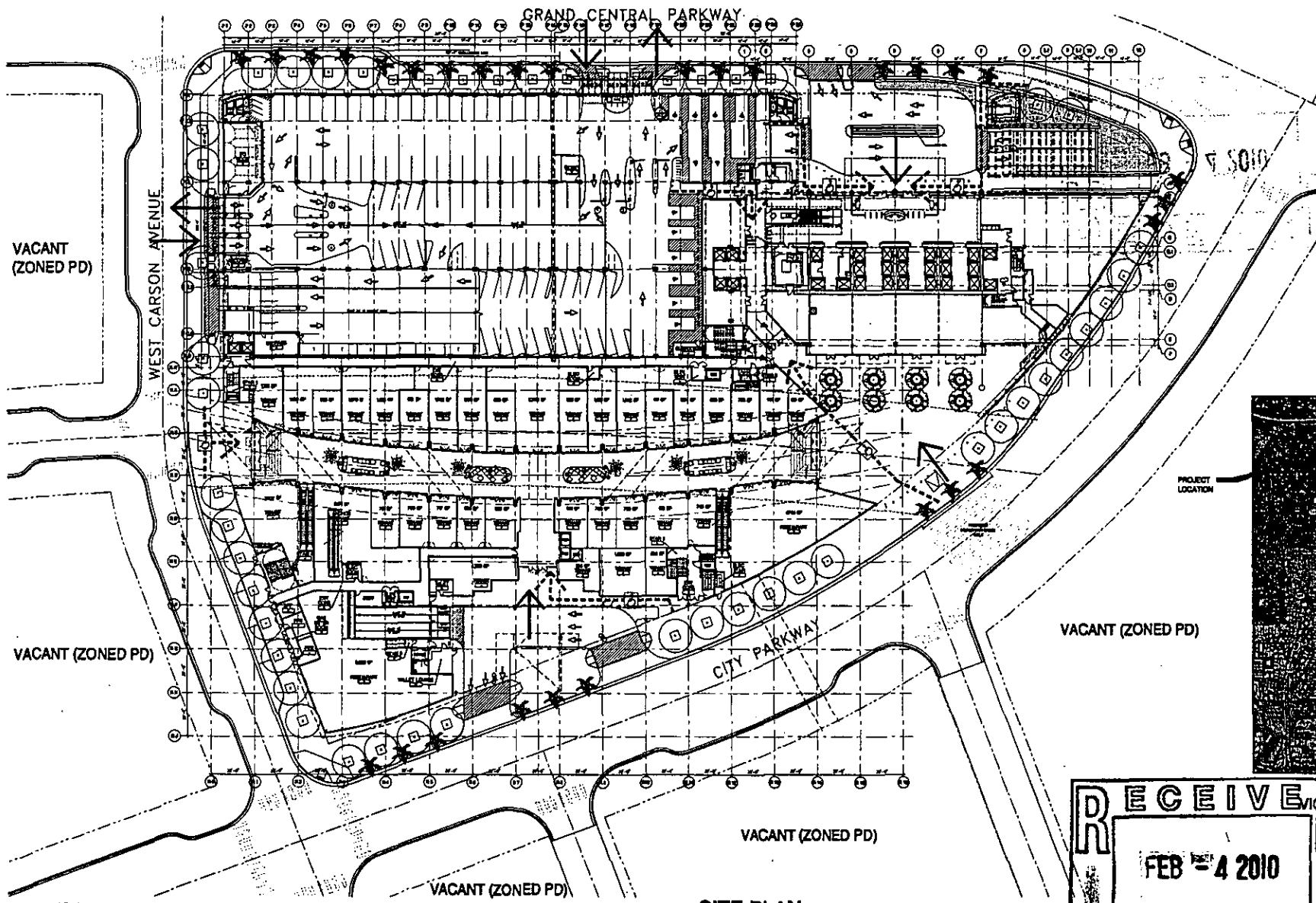
APA # 25034


PROPERTY INTERNATIONAL CORPORATION
421 N. Beverly Drive, Suite 300
Beverly Hills, California 90210
310.886.1802 voice
310.886.8838 fax

WORLD
JEWELRY
CENTER

EOT-37341
03/1710 CC

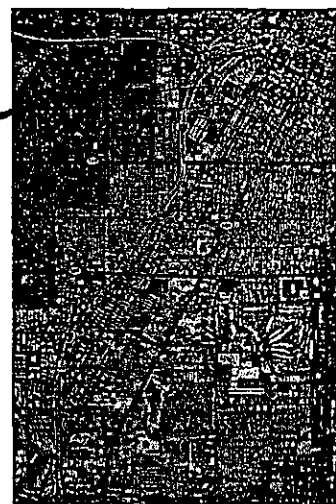
ATTORNEY GENERAL
CLARENCE M. KELLEY
444 South Flower Street, 40th Floor
Los Angeles, CA 90048
Tel: 213.697.2000 Fax: 213.697.2001
900 South Flower Street, 40th Floor
Los Angeles, CA 90048
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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

VICINITY MAP SCALE: N.T.S.

REF N

OCTOBER 9, 2007 1.1

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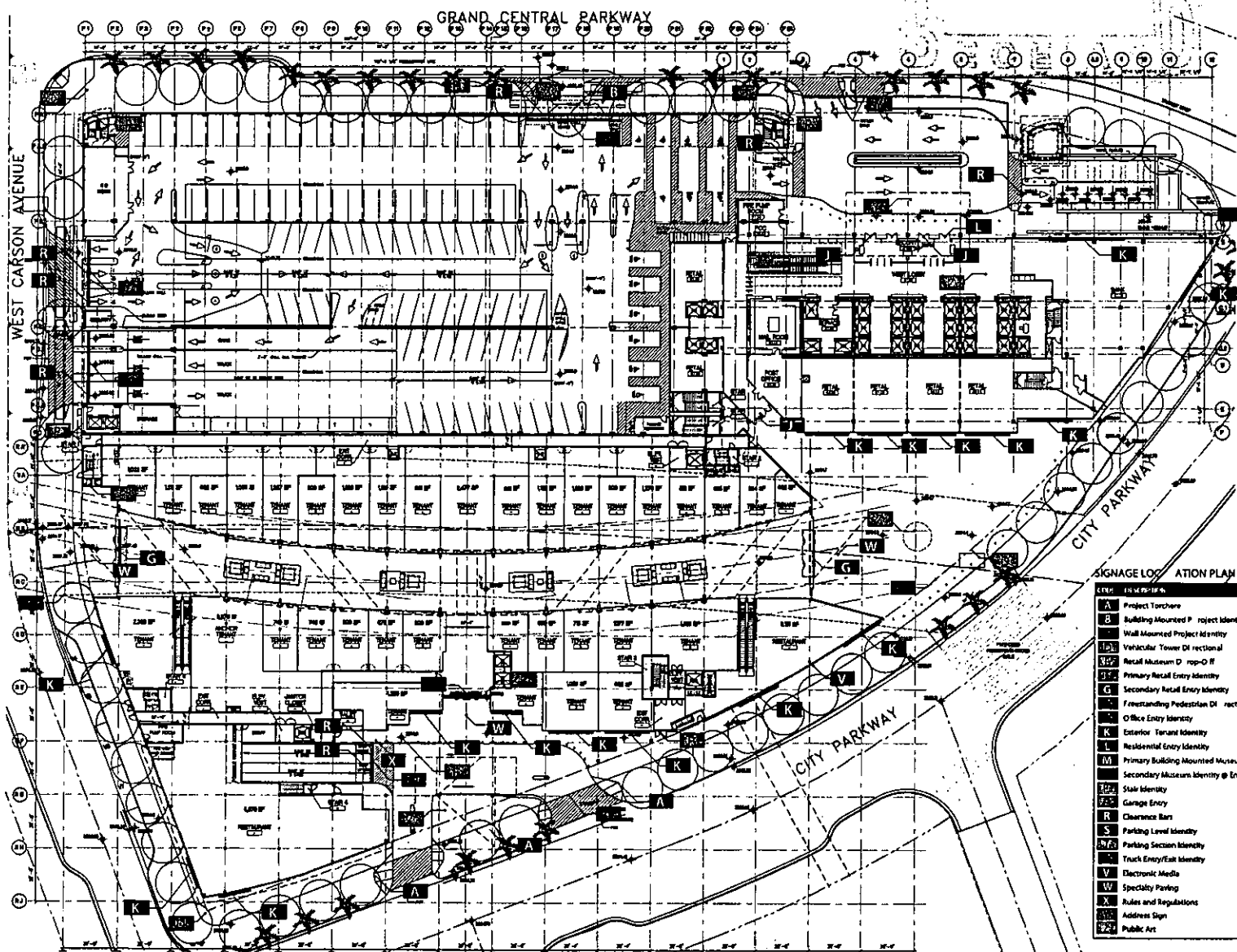
SITE PLAN SCALE: 1" = 80'-0"

WORLD JEWELRY CENTER

PRIORITY INTERNATIONAL CORPORATION
421 N. Beverly Drive, Suite 330
Beverly Hills, California 90210
310.888.1801 voice
310.888.3838 fax

PROJECT INFORMATION
Project Name: World Jewelry Center
Project Address: 3500 West Carson Avenue, Las Vegas, NV 89102
Project Number: 25034
Project Date: 10/9/07
Project Status: Pending City Council Approval

ED - 1500



SIGNAGE LOCATION PLAN

Label	Description
A	Project Torchere
B	Building Mounted P - Project Identity
C	Wall Mounted Project Identity
D	Vehicle Tower DI - Sectional
E	Retail Museum D - Top-O-R
F	Primary Retail Entry Identity
G	Secondary Retail Entry Identity
H	Freestanding Pedestrian DI - Sectional
I	Office Entry Identity
J	Exterior - Tenant Identity
K	Residential Entry Identity
L	Primary Building Mounted Museum Identity (TBD)
M	Secondary Museum Identity @ Entry
N	State Identity
O	Garage Entry
P	Clearance Bar
Q	Parking Level Identity
R	Parking Section Identity
S	Truck Entry/Exit Identity
T	Electronic Media
U	Specialty Parking
V	Rules and Regulations
W	Address Sign
X	Public Art

APA # 25034



WORLD JEWELRY CENTER

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SIGNAGE LOCATION PLAN

October 09, 2007

12

Redmond Schwartz Mark
Design

ATKINSON
ARCHITECTS



Prohby International Corporation
October 9, 2007
Page 2

398-A135

398-A135

October 9, 2007

Nabil Albert, RA
Director, Development and Construction
Prohby 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 - 808,481 SF Gross Floor Area, which is an increase of 7,843 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 (100,600 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 (5,473 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 - 10,930 (GFA), an increase of 1,051 SF over the previous analysis
- Residential Condos (studio & 1 Bedroom) - 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) - 6 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)

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 28% 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 10% based on typical captive market reductions taken in the various case study analyses compiled in the

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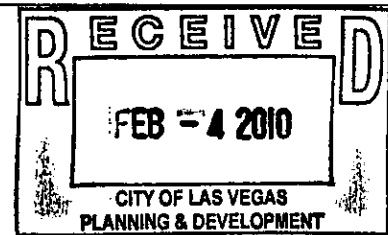
SEE PAGE THREE OF THREE ON SHEET 1.4

APA # 25034

SITE PLAN

OCTOBER 9, 2007 1.3

PROHBY INTERNATIONAL CORPORATION
421 N. Beverly Drive, Suite 350
Beverly Hills, California 90210
310.888.1882 voice
310.888.8834 fax



ACTION PROPERTY
444 South Power Road, Suite 100
Las Vegas, NV 89106
Tel: 702.251.2000 Fax: 702.251.2000
Web: www.actionproperty.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 65% 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 2,778 parking spaces (previously 2,711 parking spaces). Thus resulting in a shortfall of 1,074 spaces (previously a shortfall of 1,078 spaces) based on CLV Code Requirements and a surplus of 58 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

cc: Atch.

Gary Dempster, Alton Porter Architects
John Tobin, GCW

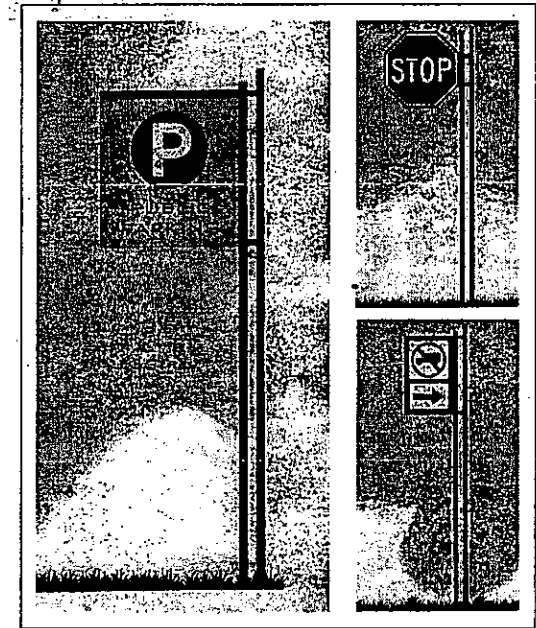


SEE PAGES ONE AND TWO ON SHEET 1.3

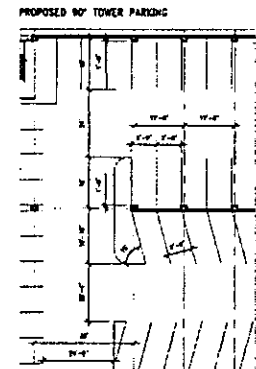
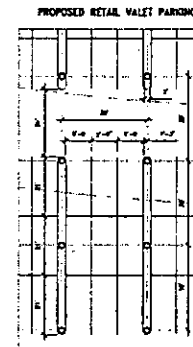
Table 6. Captive Market Adjustment

	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%	3,029	1,942	100%	1,942
General Retail	426	90%	385	348	90%	313
Food Court	82	15%	14	102	15%	15
Museum Café	63	15%	9	70	15%	11
Tower Rest.	106	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%	6	103	6%	6
Bank	30	6%	2	36	6%	2
Total	4,121		3,862	3,136		2,720

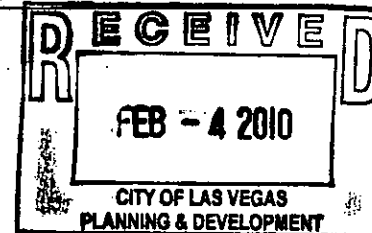
NOTE:
TOTAL STANDARD SPACES = 2,716
TOTAL COMPACT SPACES = 0
TOTAL HANDICAP SPACES = 53



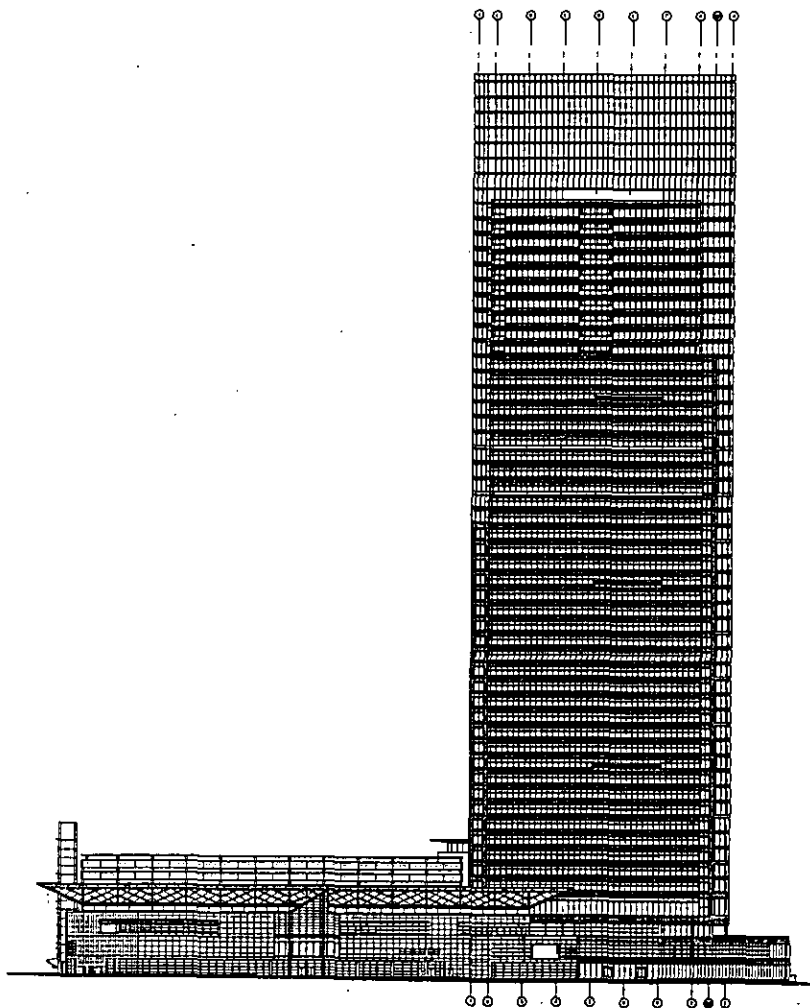
FREE-STANDING VEHICULAR DIRECTIONAL SIGNS - PER UNION PARK DESIGN STANDARDS



PROPOSED 75° TOWER PARKING

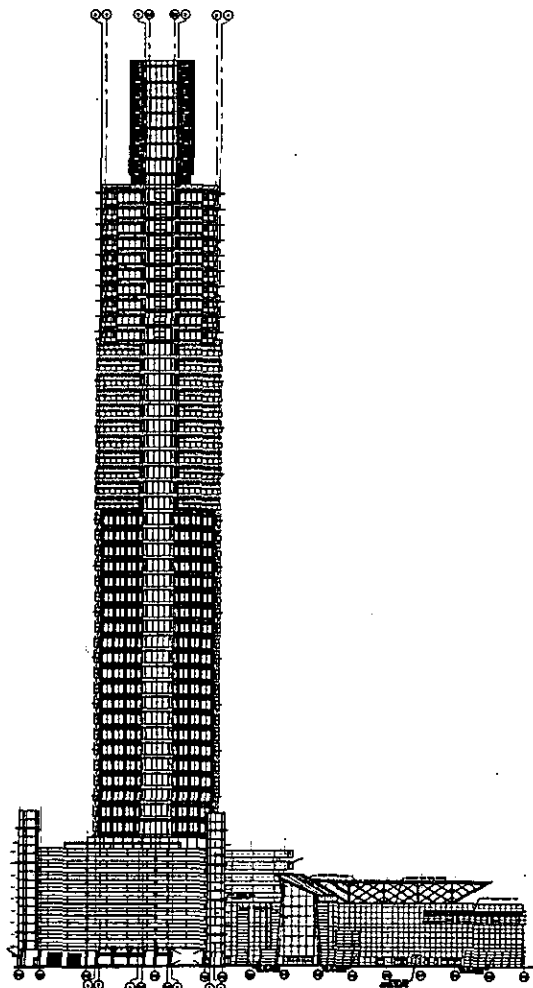


EB - V 5010



EAST

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SOUTH

BUILDING ELEVATIONS

SCALE: 1/4" = 10'-0"

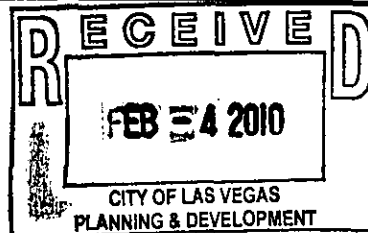
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APA # 25034



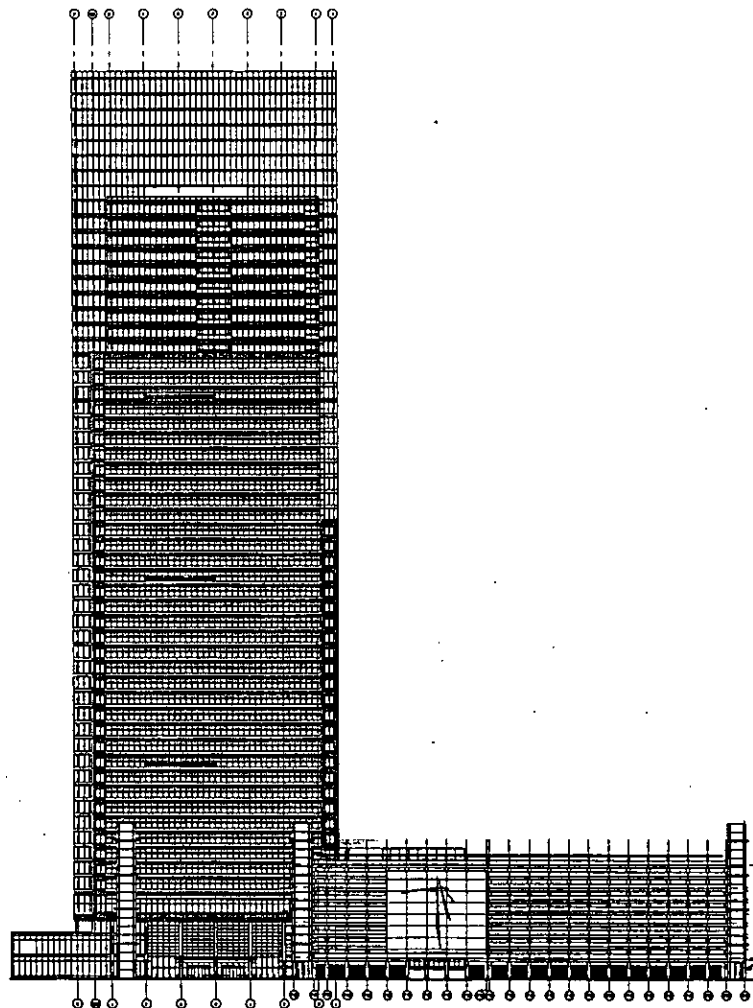
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Beverly Hills, California 90210
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JEWELRY
CENTER



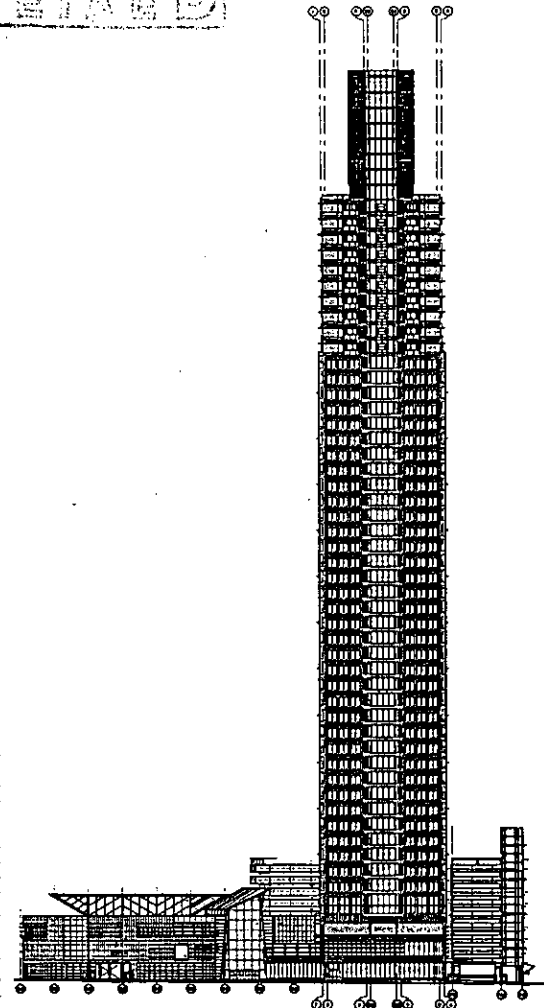
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Birmingham, Alabama 35203
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Web: www.alabama-foundation.org
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WEST

1	ROOF	100'-0"
2	ROOF	100'-0"
3	ROOF	100'-0"
4	ROOF	100'-0"
5	ROOF	100'-0"
6	ROOF	100'-0"
7	ROOF	100'-0"
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NORTH



APA 25034

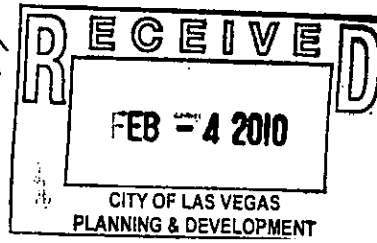
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OCTOBER 9, 2007 3.2

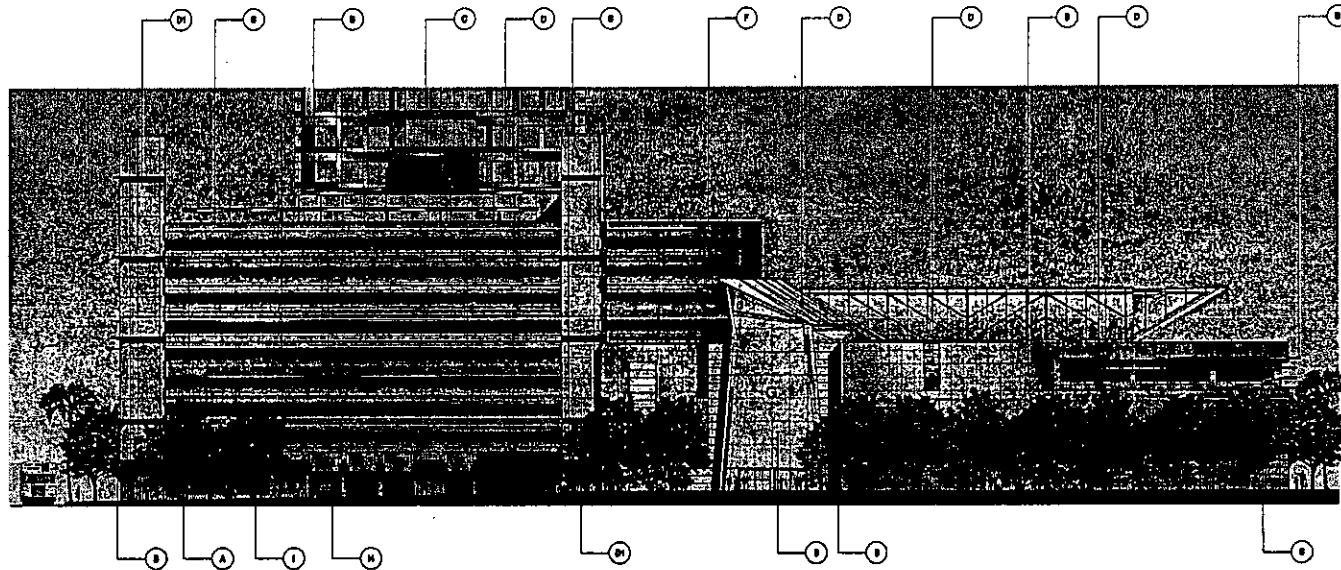
PROUDY INTERNATIONAL CORPORATION
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Beverly Hills, California 90210
310.856.1182 voice
310.856.8838 fax

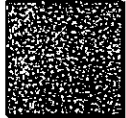
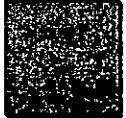
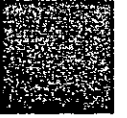
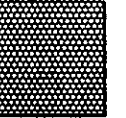
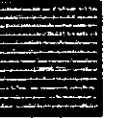
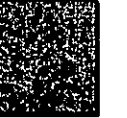
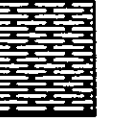
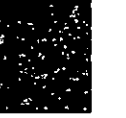
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Beverly Hills, California 90210
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Web: www.prody.com
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88 - 9 5010



-  (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
-  (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

APA # 25034

BUILDING ELEVATIONS

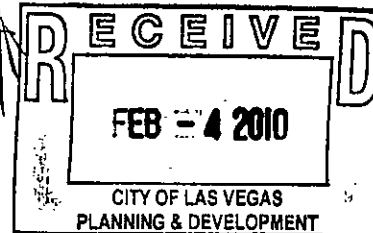
SCALE: N.T.S.



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 421 N. Nevada Drive, Suite 300
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 310.896.1882 voice
 310.896.2678 fax

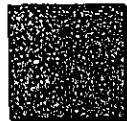
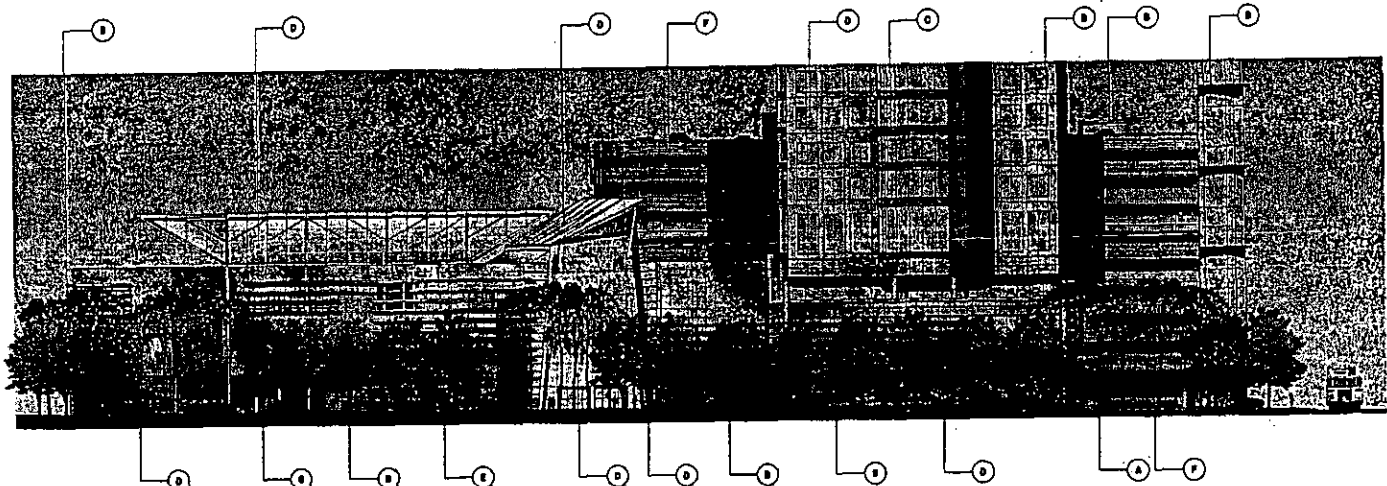
WORLD JEWELRY CENTER



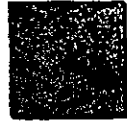
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A EXPOSED CONCRETE



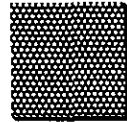
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C 1/4" WARM GRAY GLASS SPANDREL



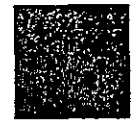
D 1" BLUE GRAY TINTED CLEAR GLASS



E BUILDING MOUNTED PROJECT IDENTITY



F PERFORATED CORRUGATED METAL PANELS



G BRUSHED STAINLESS STEEL COLUMN COVERS

NORTH



INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

APA # 25034

BUILDING ELEVATIONS

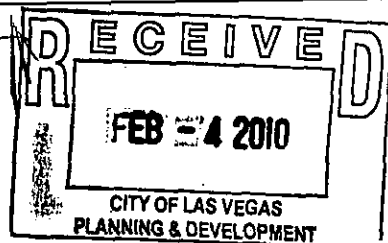
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OCTOBER 9, 2007 3.4

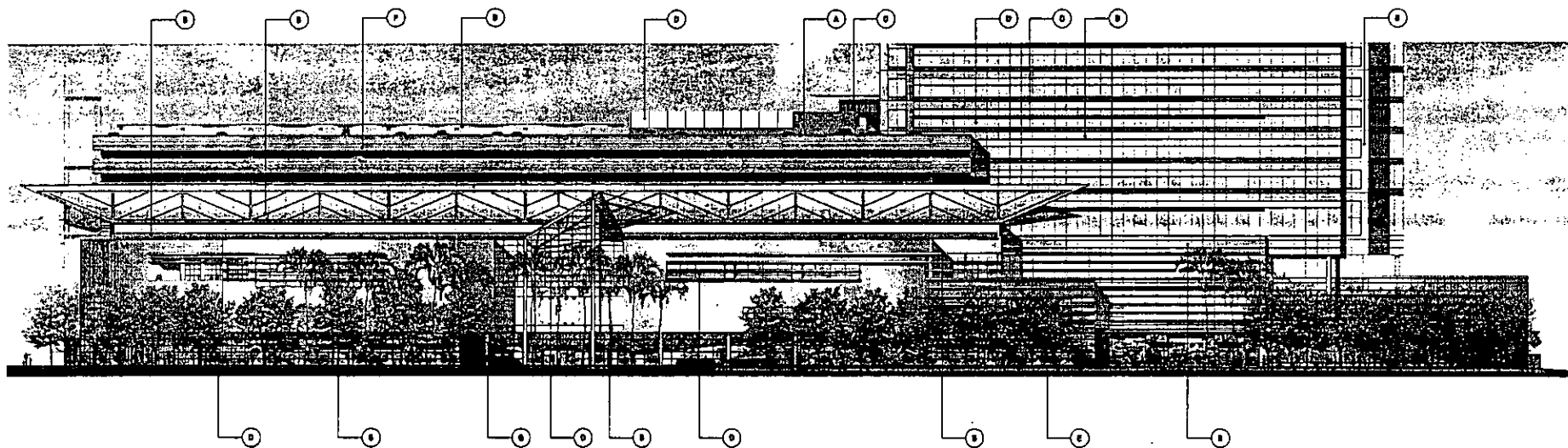
PROSITY INTERNATIONAL CORPORATION
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Beverly Hills, California 90210
310.886.1882 voice
310.886.8828 fax

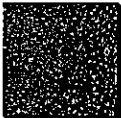
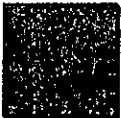
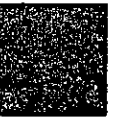
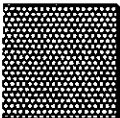
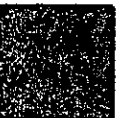
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BB - 4 5000



- 
(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

APA # 25034

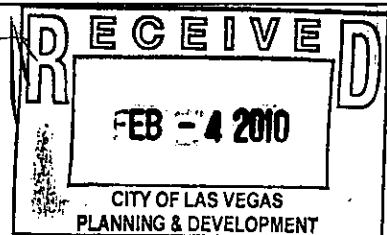
BUILDING ELEVATIONS

SCALE: N.T.S.

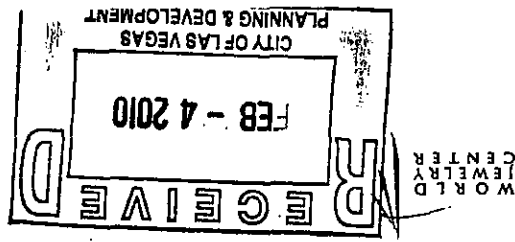

 REF N
 OCTOBER 9, 2007 3.5


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 Beverly Hills, California 90210
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 310.856.8638 fax

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BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

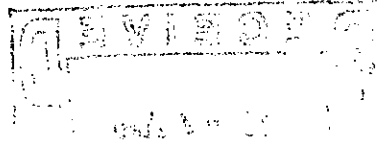
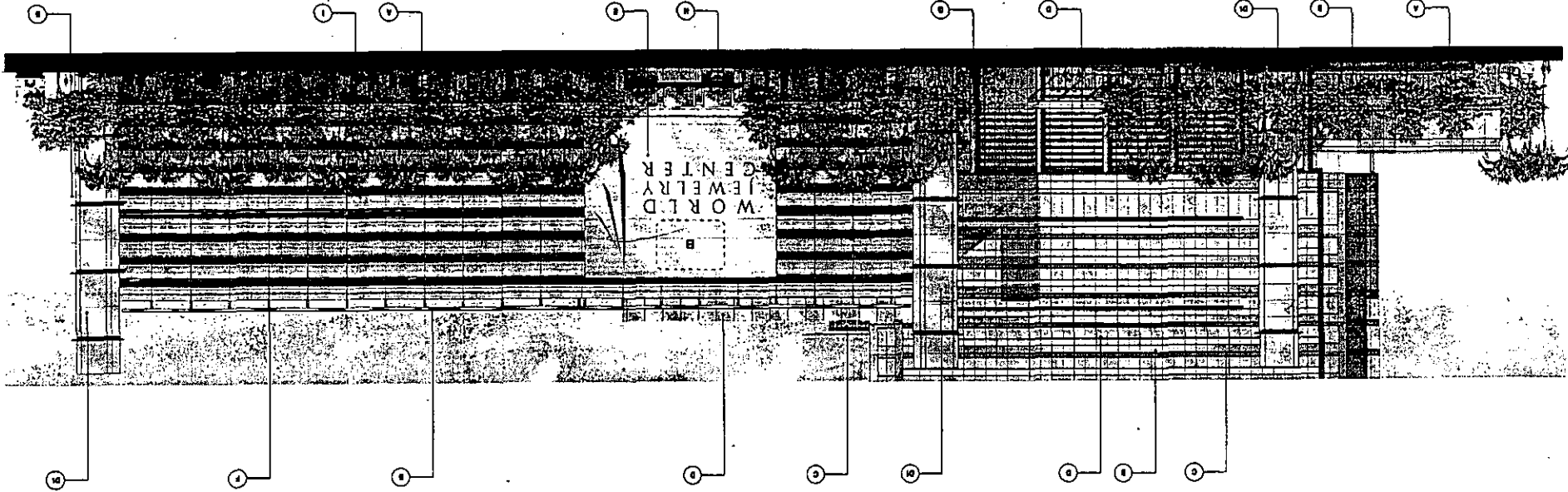
OCTOBER 9, 2007 3.8

INDICATES PROPOSED
 FROM LOCATION, SEE
 SHEET 1.2

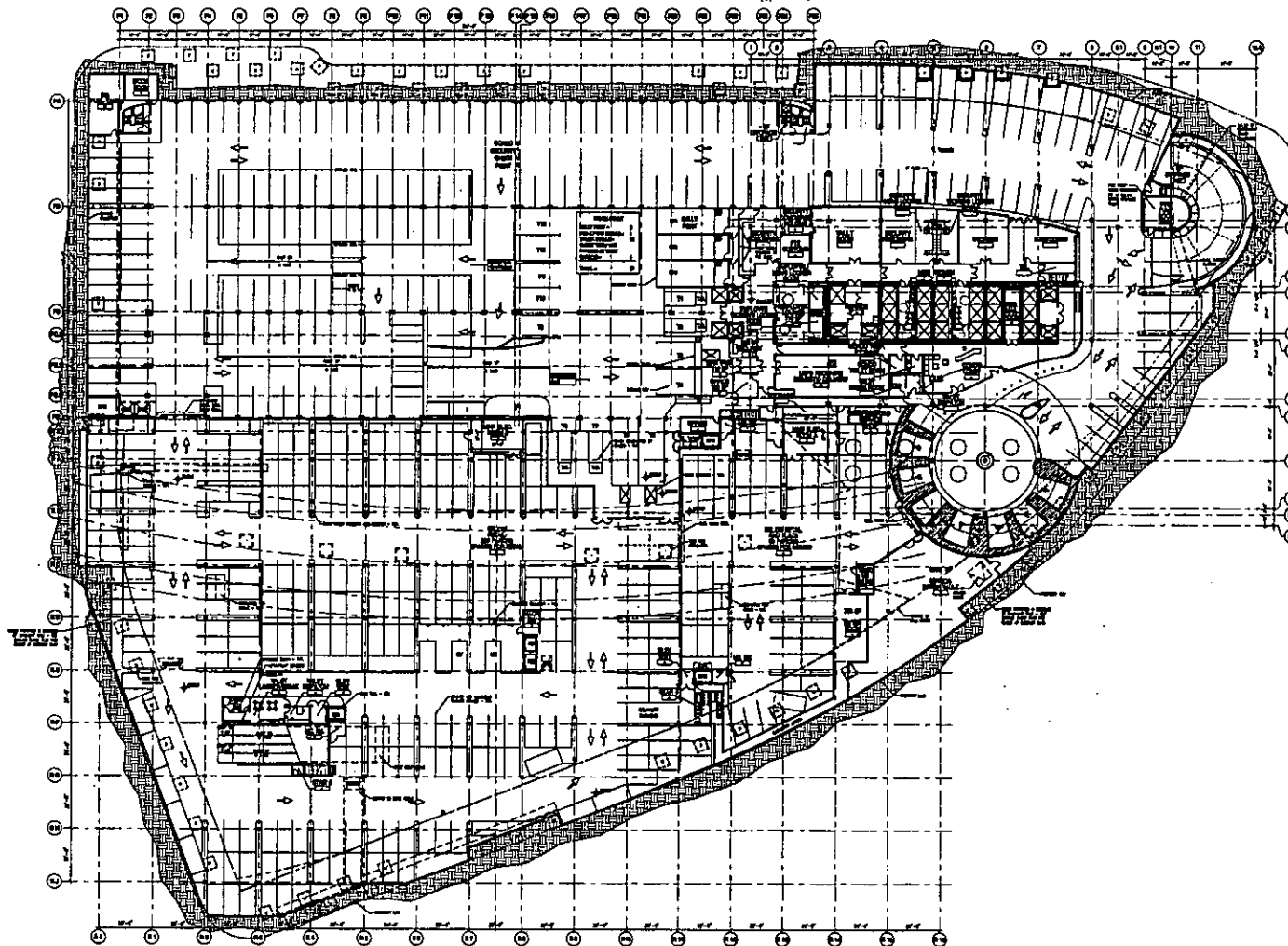
XX

WEST

- A EXPOSED CONCRETE
- B SILVER BATHY FINISH METAL PANELS
- C 1/4" WARM GRAY GLASS SPANDREL
- D 1" BLUE GRAY TINTED CLEAR GLASS
- DM 1" BLUE GRAY TINTED TRANSLUCENT GLASS
- E BUILDING MOUNTED PROJECT IDENTIFY
- F PERFORATED METAL PANELS
- G BRUSHED STAINLESS STEEL COLUMN COVERS
- H PERFORATED PAINTED METAL PANELS
- I LARGE ROCK GARDEN WALLS



ES - 1 S016



BASEMENT LEVEL COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"



OCTOBER 8, 2007 4.1

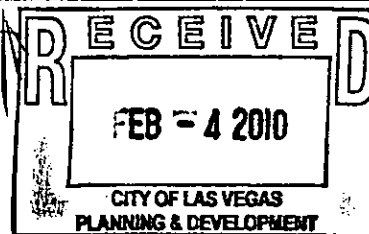
APA # 25034



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ARCHITECTS
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WAY

Architectural site plan of the University of California, Berkeley campus. The plan shows the layout of buildings, streets, and green spaces. The plan includes a legend in the bottom right corner.

WEST CARSON AVENUE

CITY PARKWAY

LEGEND

BUILDING ENTRANCE

LEGEND

● BUILDING ENTRANCES/ EXITS

SCALE: 1" = 20'-0"



APA • 25034



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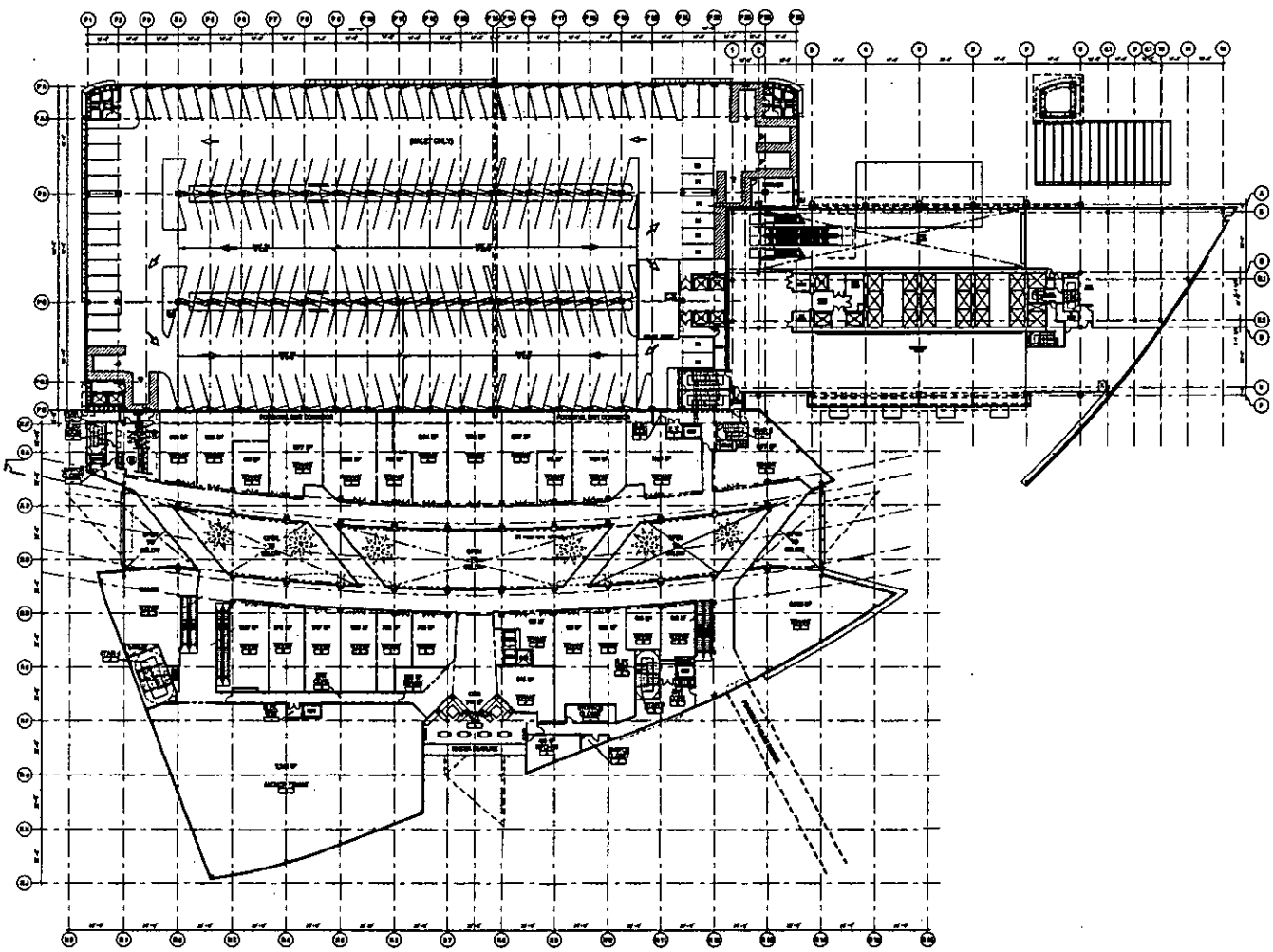
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220 - 1010



SECOND LEVEL COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 20'-0"

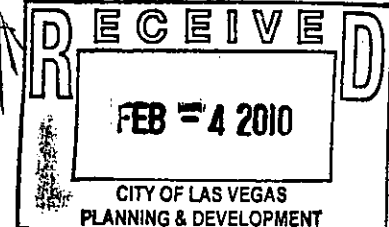


OCTOBER 9, 2007 4.3

APA # 25034

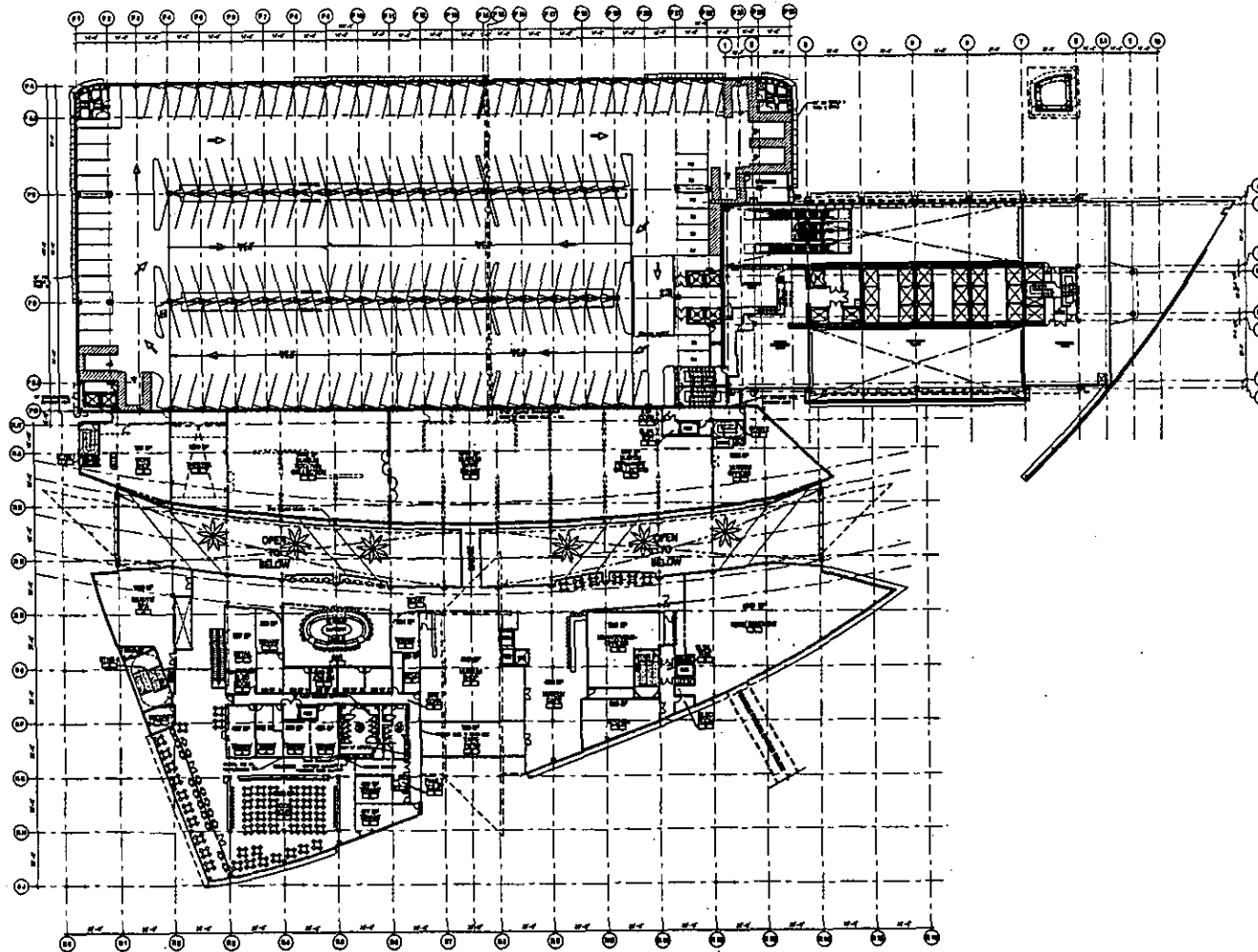
PROPERTY MANAGEMENT CORPORATION
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EB - 9 5910



THIRD LEVEL COMPOSITE PLAN
FLOOR PLANS

SCALE: 1" = 20'-0"



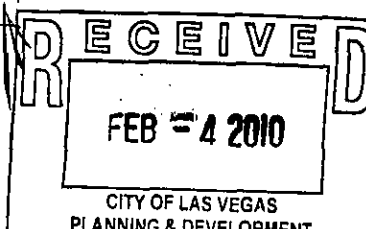
OCTOBER 9, 2007 4.4

APA # 25034

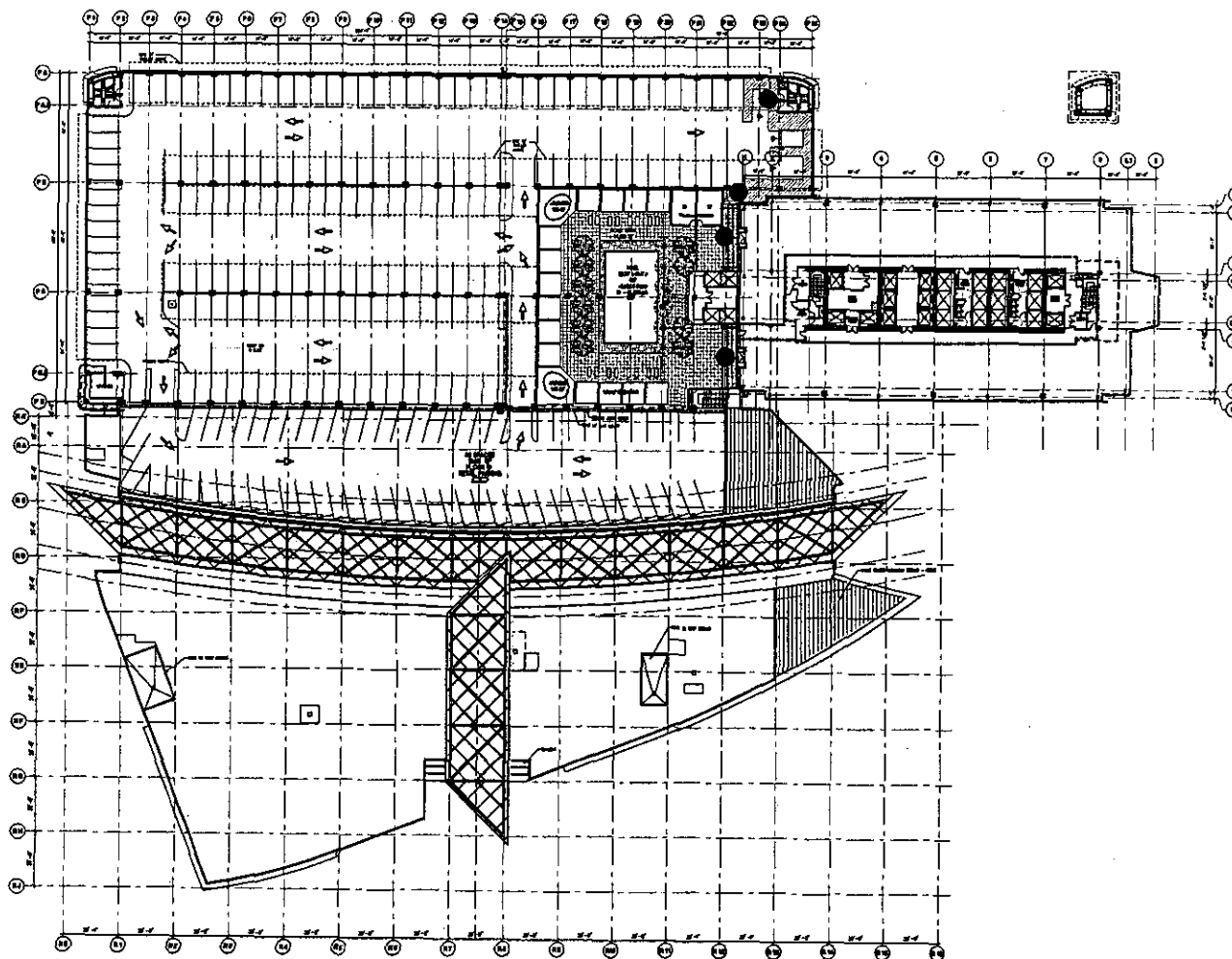


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POOL DECK LEVEL 10 COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

LEGEND
● BUILDING ENTRANCES/ EXITS



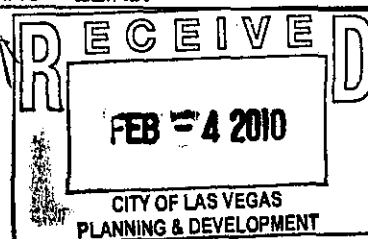
OCTOBER 9, 2007 4.5

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421 N. Beverly Drive, Suite 200
Beverly Hills, California 90210
310.286.1872 voice
310.286.9639 fax

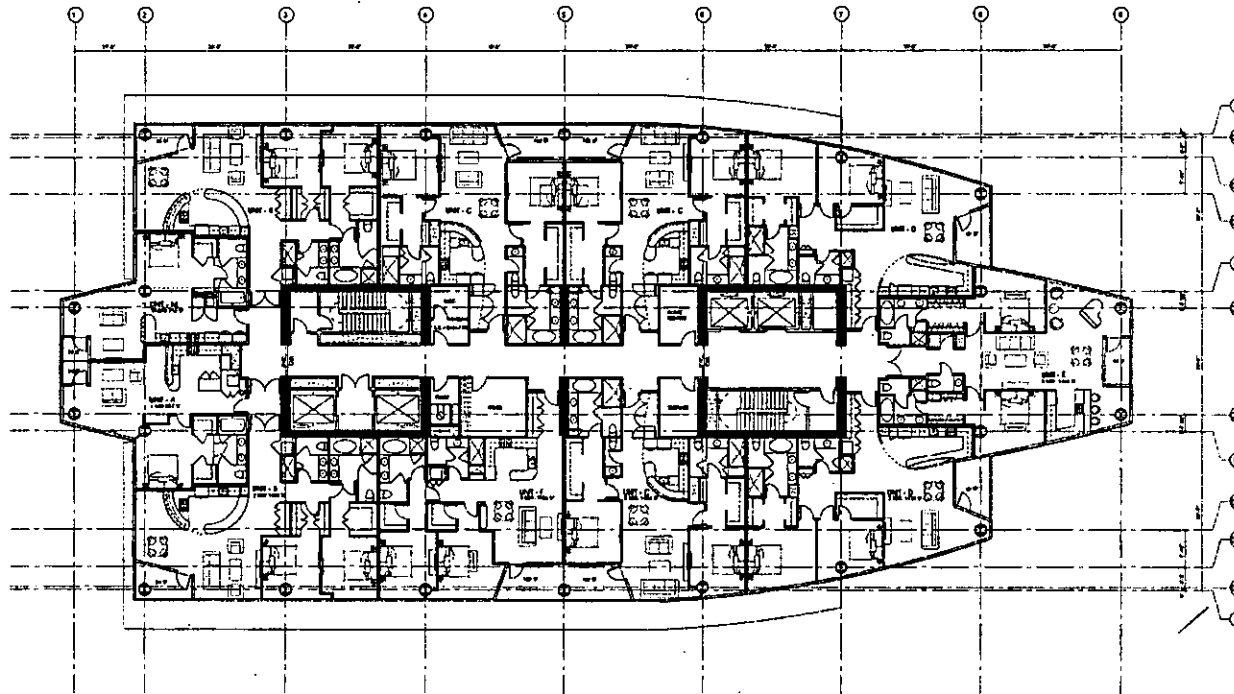
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82 - 1 1010



PROPOSED RESIDENTIAL INTERIOR LAYOUT

FLOOR PLANS

SCALE: 1/8" = 1'-0"



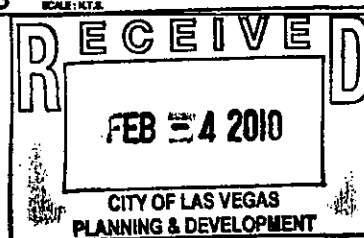
OCTOBER 9, 2007 4.7

APA # 25034



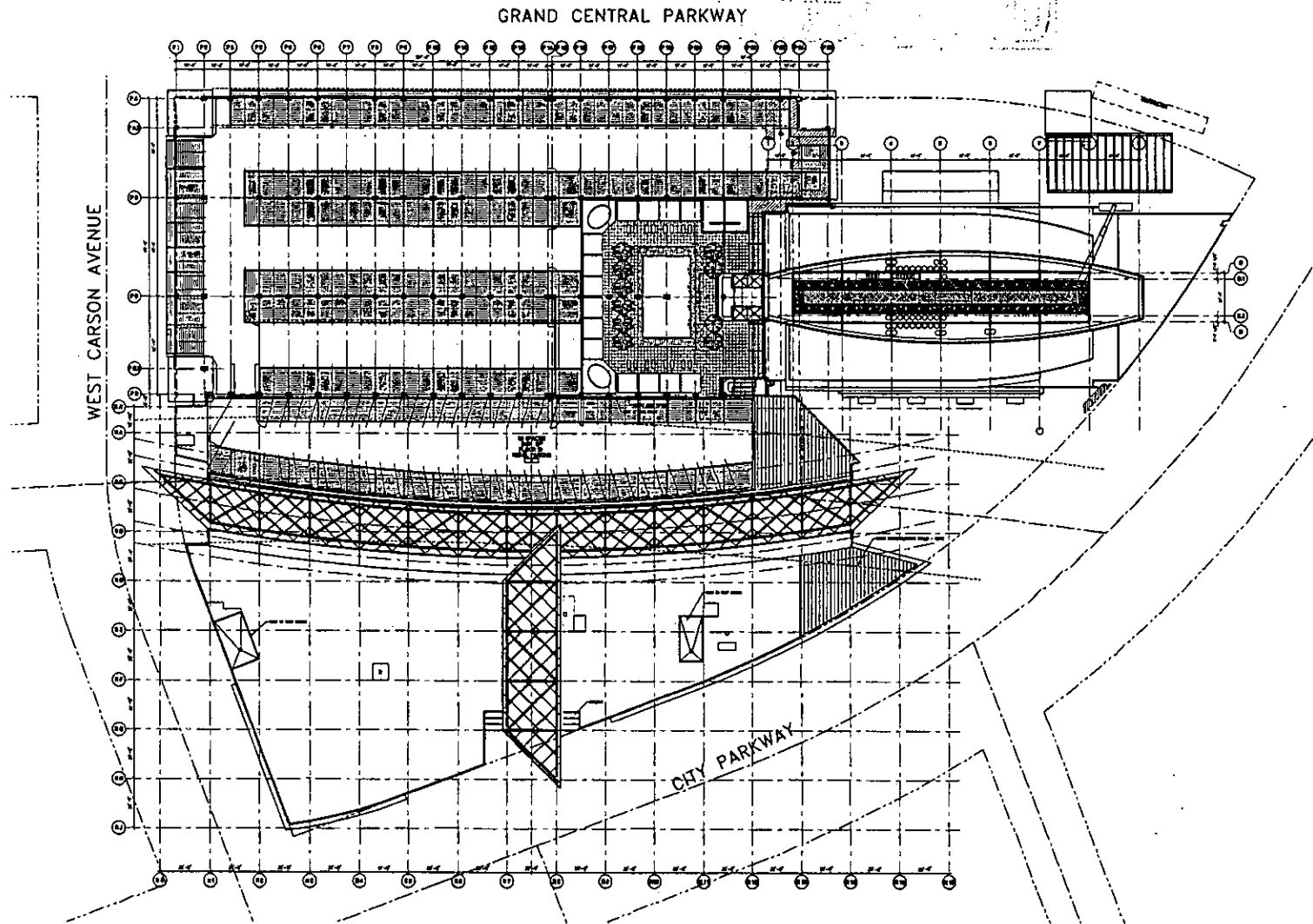
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310.288.8838 - fax

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702.592.2444 - fax
www.powerarchitect.com
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ES - 1 3010



ROOF PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"



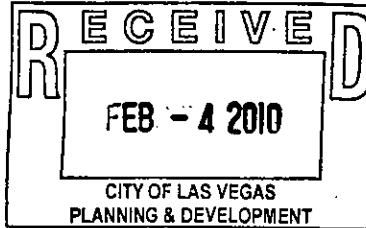
OCTOBER 9, 2007 4.8

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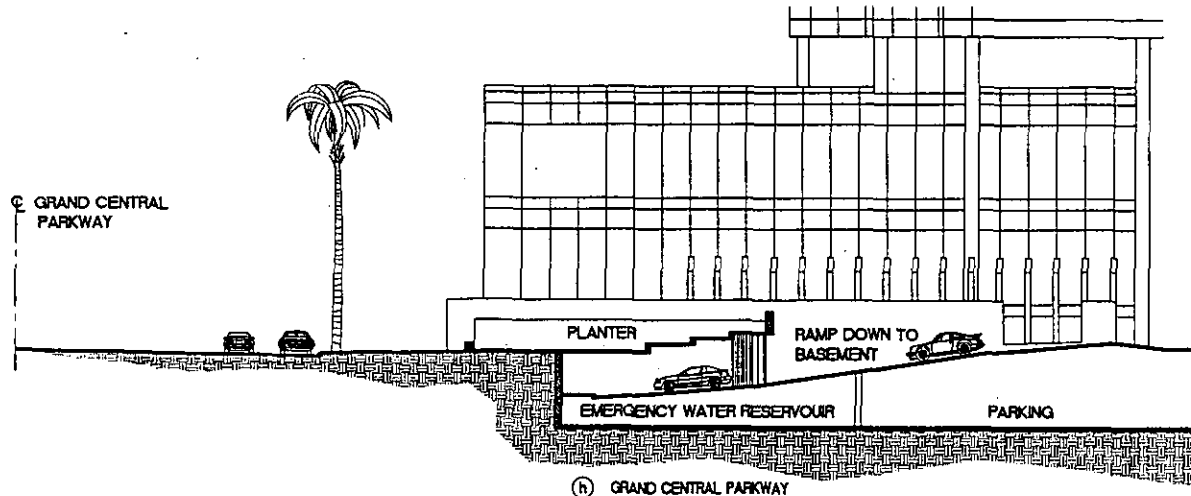


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310.888.8038 fax

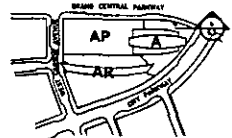
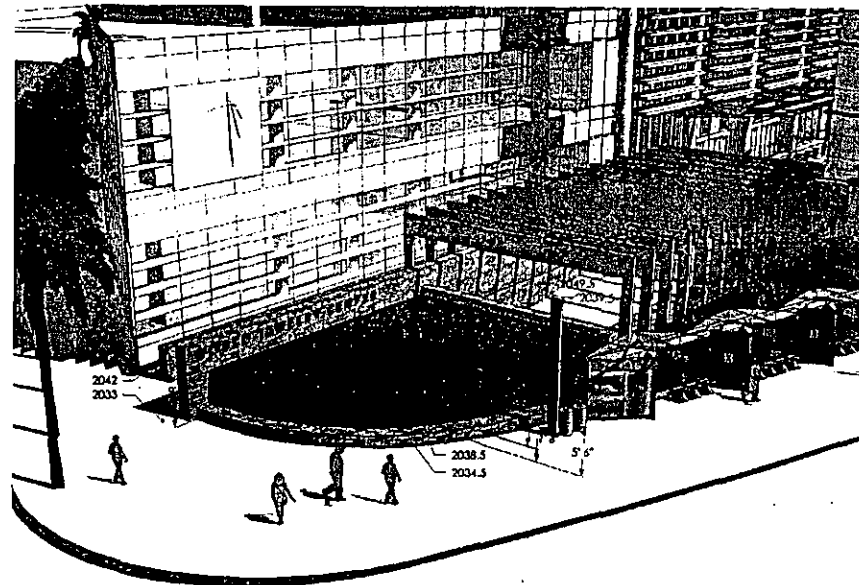
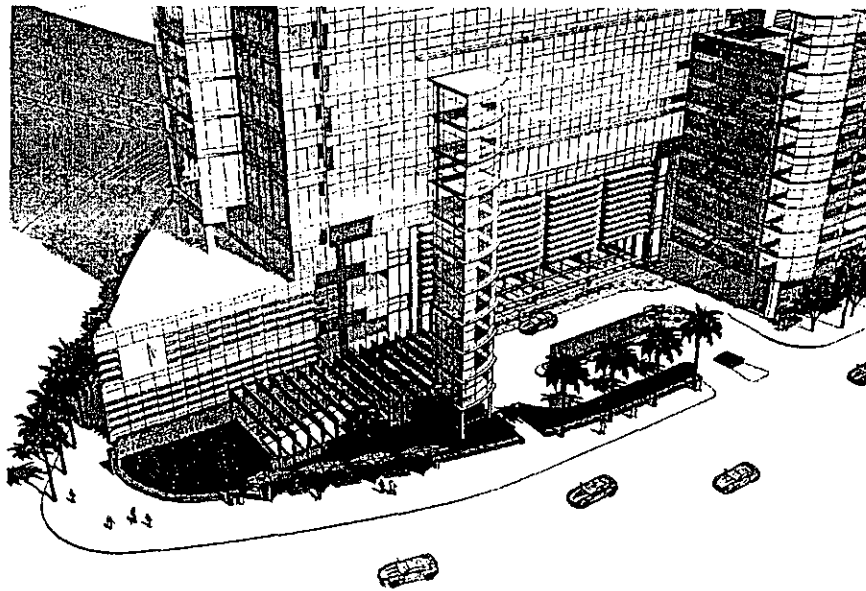
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(b) GRAND CENTRAL PARKWAY



APA # 25034

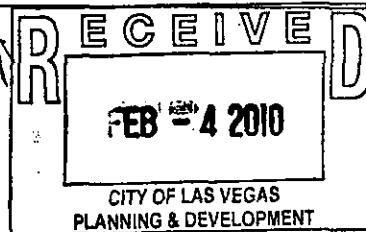
CURB STUDY SECTION & RENDERINGS

SCALE: 1" = 10'-0"

October 11, 2007 6.5

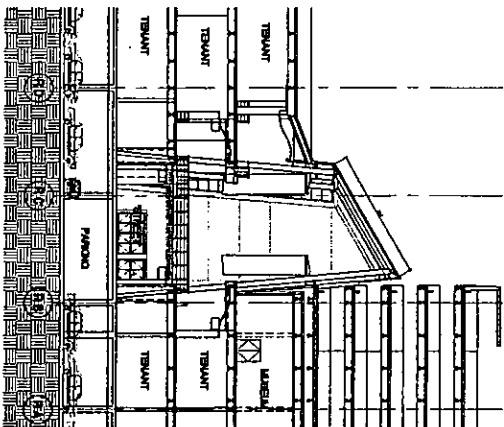
PRIORITY INTERNATIONAL CORPORATION
421 N. Century Blvd., Suite 350
Beverly Hills, California 90210
310.888.1802 voice
310.888.8639 fax

WORLD
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CENTER

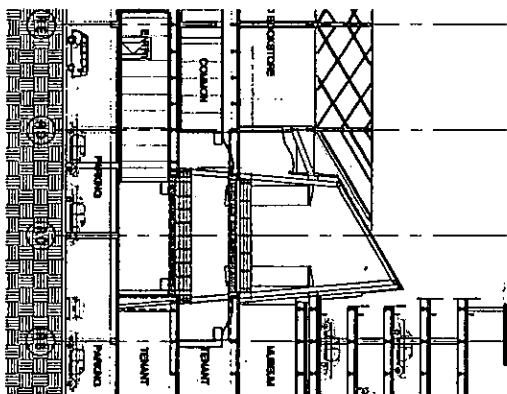


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Web Site: www.lasvegasnevada.gov
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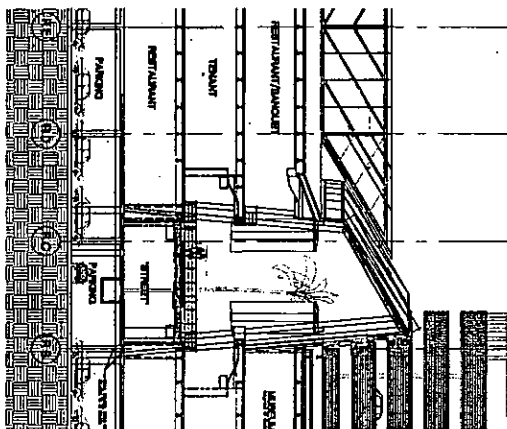
ES - V 5010



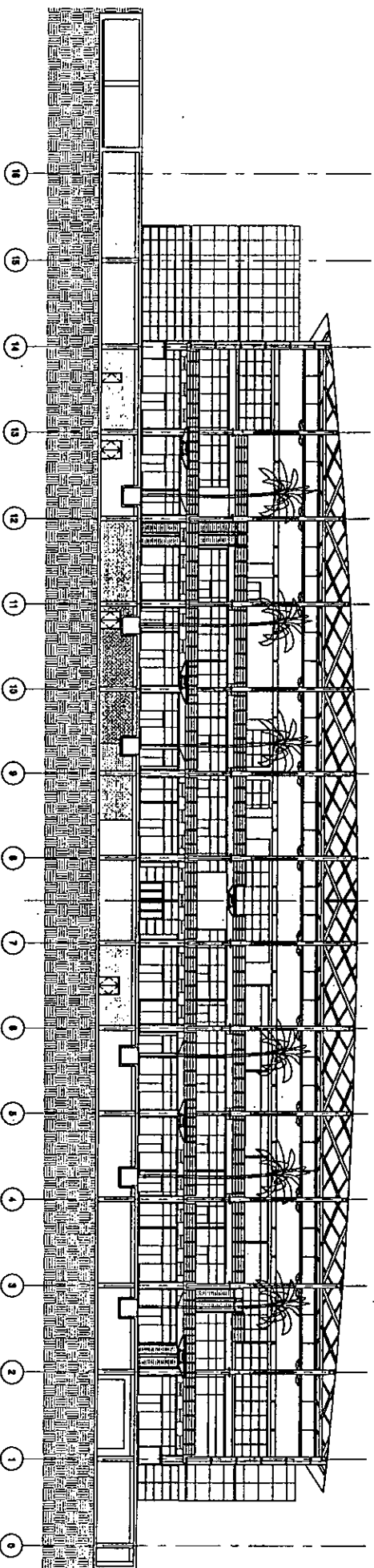
SECTION-R3, SOUTH



SECTION-R8, SOUTH



SECTION-R13, SOUTH



SECTION-RB, WEST

SCALE: 1/8" = 1'-0"

October 11, 2007 7.9



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