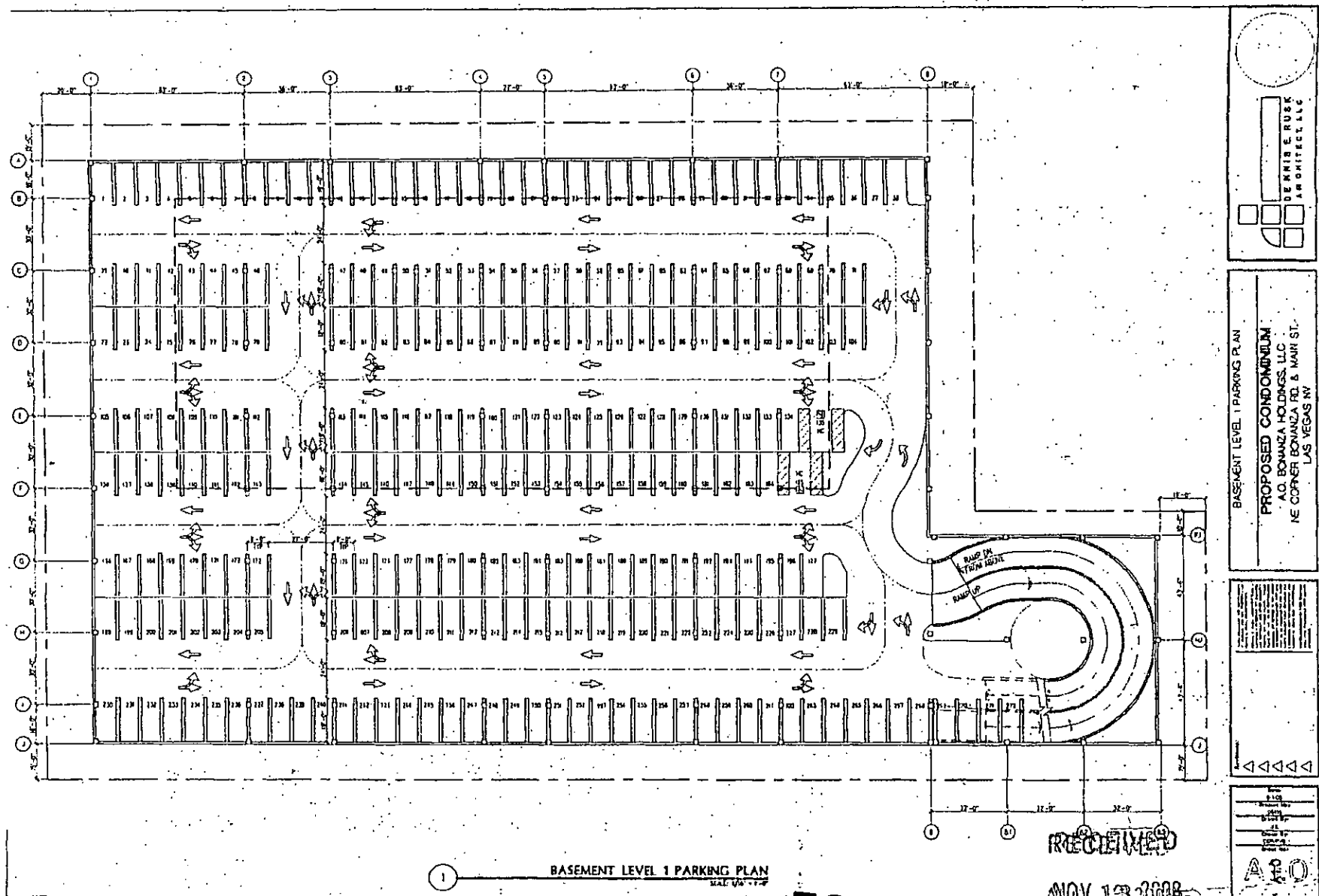
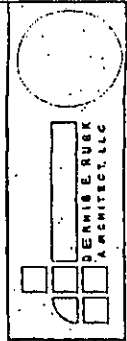
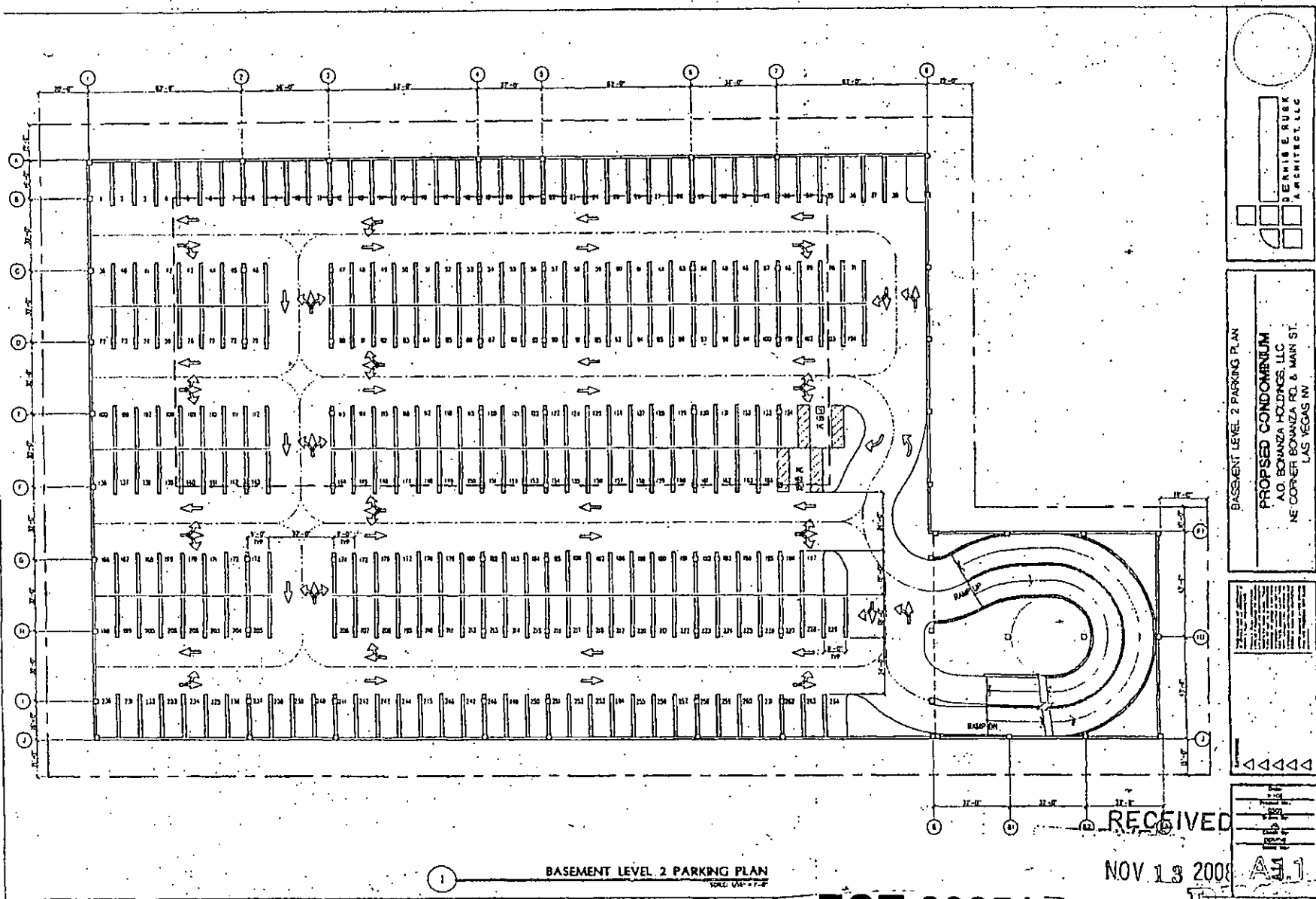




EOT-39851



BASEMENT LEVEL 2 PARKING PLAN
 PROPOSED CONDOMINIUM
 A.O. BONANZA HOLDINGS, LLC
 NE CORNER BONANZA RD. & MAIN ST.
 LAS VEGAS, NV

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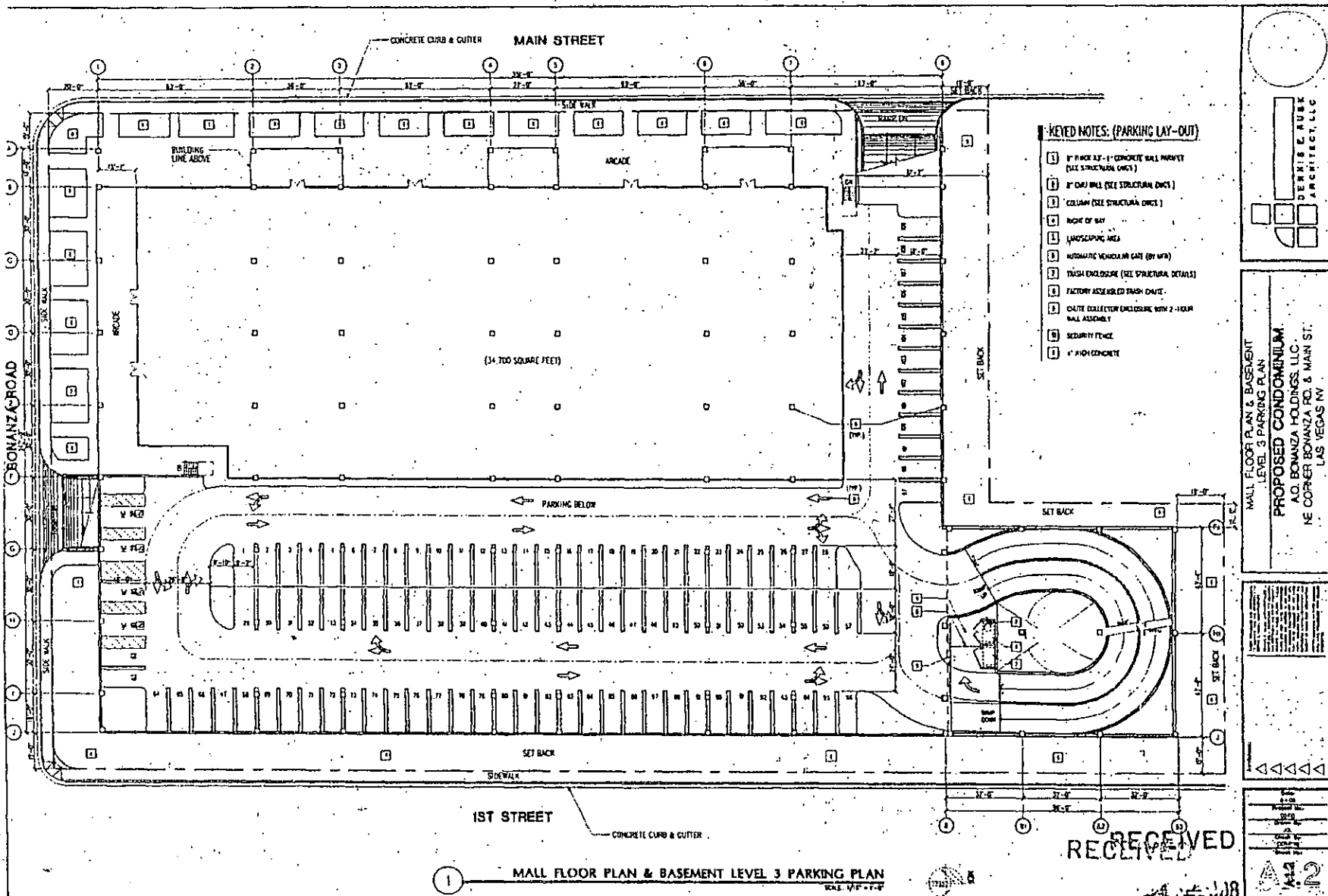
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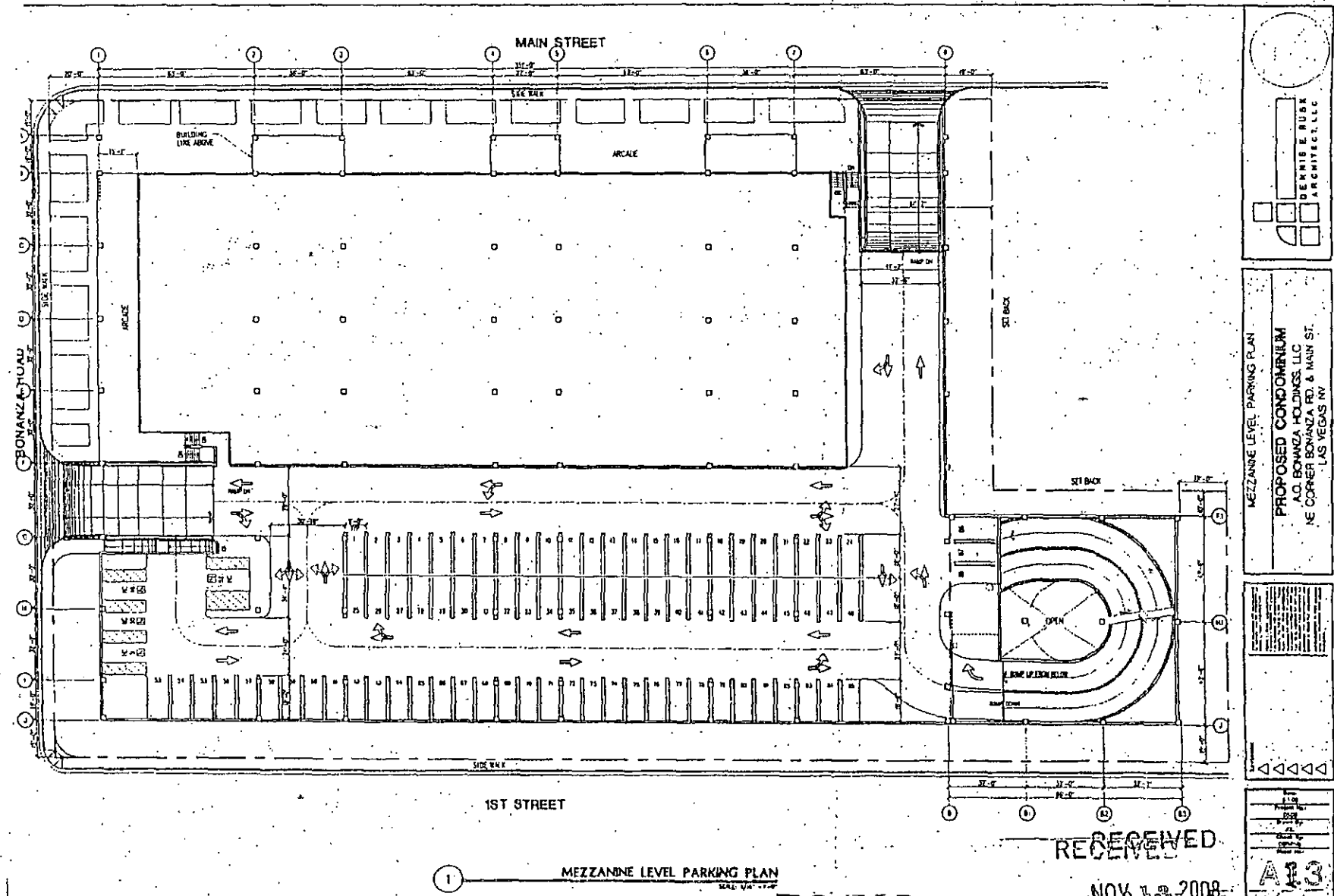
MALL FLOOR PLAN & BASEMENT LEVEL 3 PARKING PLAN
PROPOSED CONDOMINIUM
 A.D. BONANZA HOLDINGS, LLC
 NE CORNER BONANZA RD. & MAIN ST.
 LAS VEGAS NV

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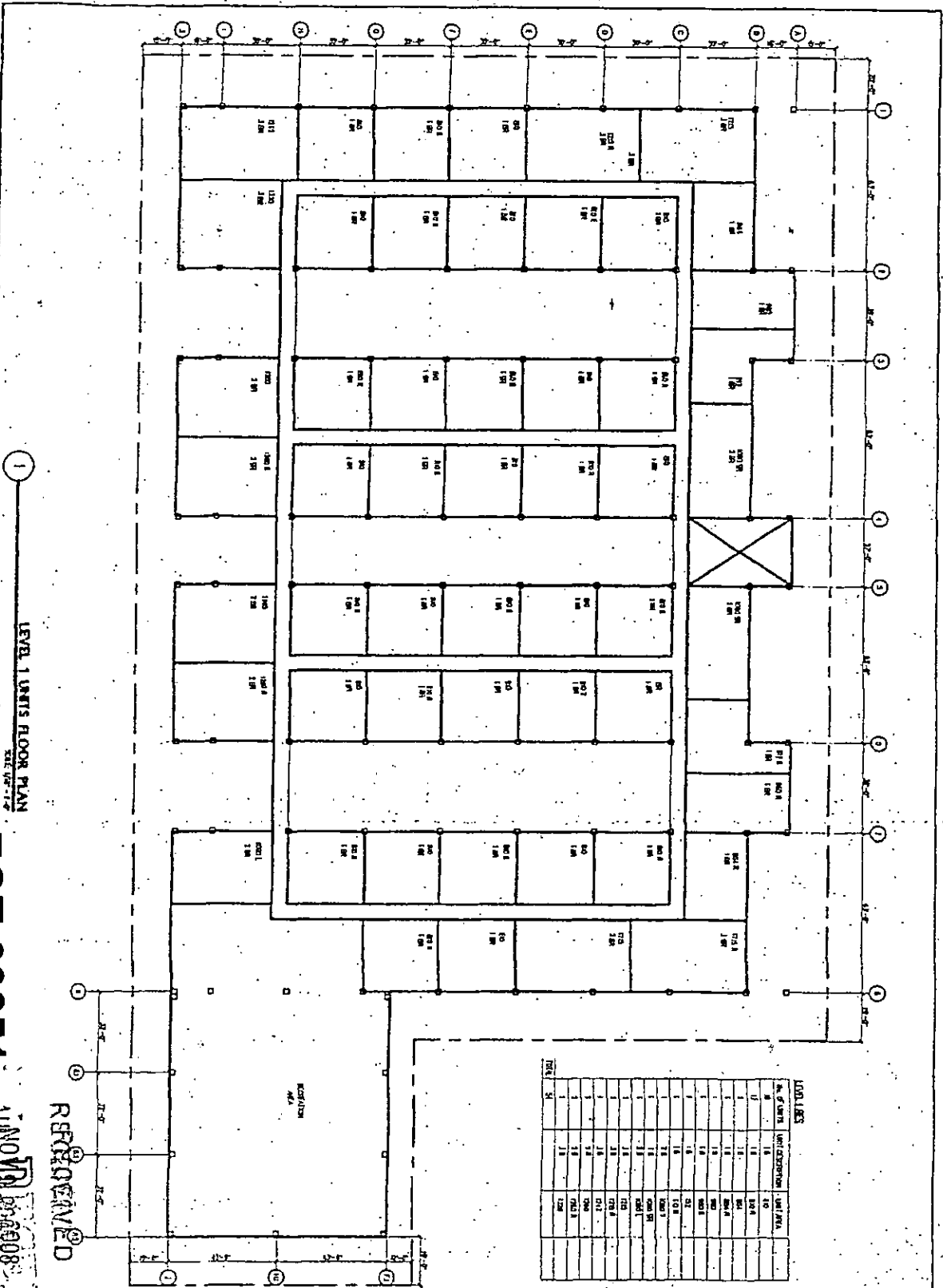
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OCT 08 2010



LEVEL 1 UNITS FLOOR PLAN
SHEET 1 OF 1

UNITS

UNIT NO.	UNIT TYPE	SQ. FT.	NO. OF UNITS
1001	1 BR	1,000	1
1002	1 BR	1,000	1
1003	1 BR	1,000	1
1004	1 BR	1,000	1
1005	1 BR	1,000	1
1006	1 BR	1,000	1
1007	1 BR	1,000	1
1008	1 BR	1,000	1
1009	1 BR	1,000	1
1010	1 BR	1,000	1
1011	1 BR	1,000	1
1012	1 BR	1,000	1
1013	1 BR	1,000	1
1014	1 BR	1,000	1
1015	1 BR	1,000	1
1016	1 BR	1,000	1
1017	1 BR	1,000	1
1018	1 BR	1,000	1
1019	1 BR	1,000	1
1020	1 BR	1,000	1
1021	1 BR	1,000	1
1022	1 BR	1,000	1
1023	1 BR	1,000	1
1024	1 BR	1,000	1
1025	1 BR	1,000	1
1026	1 BR	1,000	1
1027	1 BR	1,000	1
1028	1 BR	1,000	1
1029	1 BR	1,000	1
1030	1 BR	1,000	1
1031	1 BR	1,000	1
1032	1 BR	1,000	1
1033	1 BR	1,000	1
1034	1 BR	1,000	1
1035	1 BR	1,000	1
1036	1 BR	1,000	1
1037	1 BR	1,000	1
1038	1 BR	1,000	1
1039	1 BR	1,000	1
1040	1 BR	1,000	1
1041	1 BR	1,000	1
1042	1 BR	1,000	1
1043	1 BR	1,000	1
1044	1 BR	1,000	1
1045	1 BR	1,000	1
1046	1 BR	1,000	1
1047	1 BR	1,000	1
1048	1 BR	1,000	1
1049	1 BR	1,000	1
1050	1 BR	1,000	1
1051	1 BR	1,000	1
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1075	1 BR	1,000	1
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1100	1 BR	1,000	1

EOT-39851

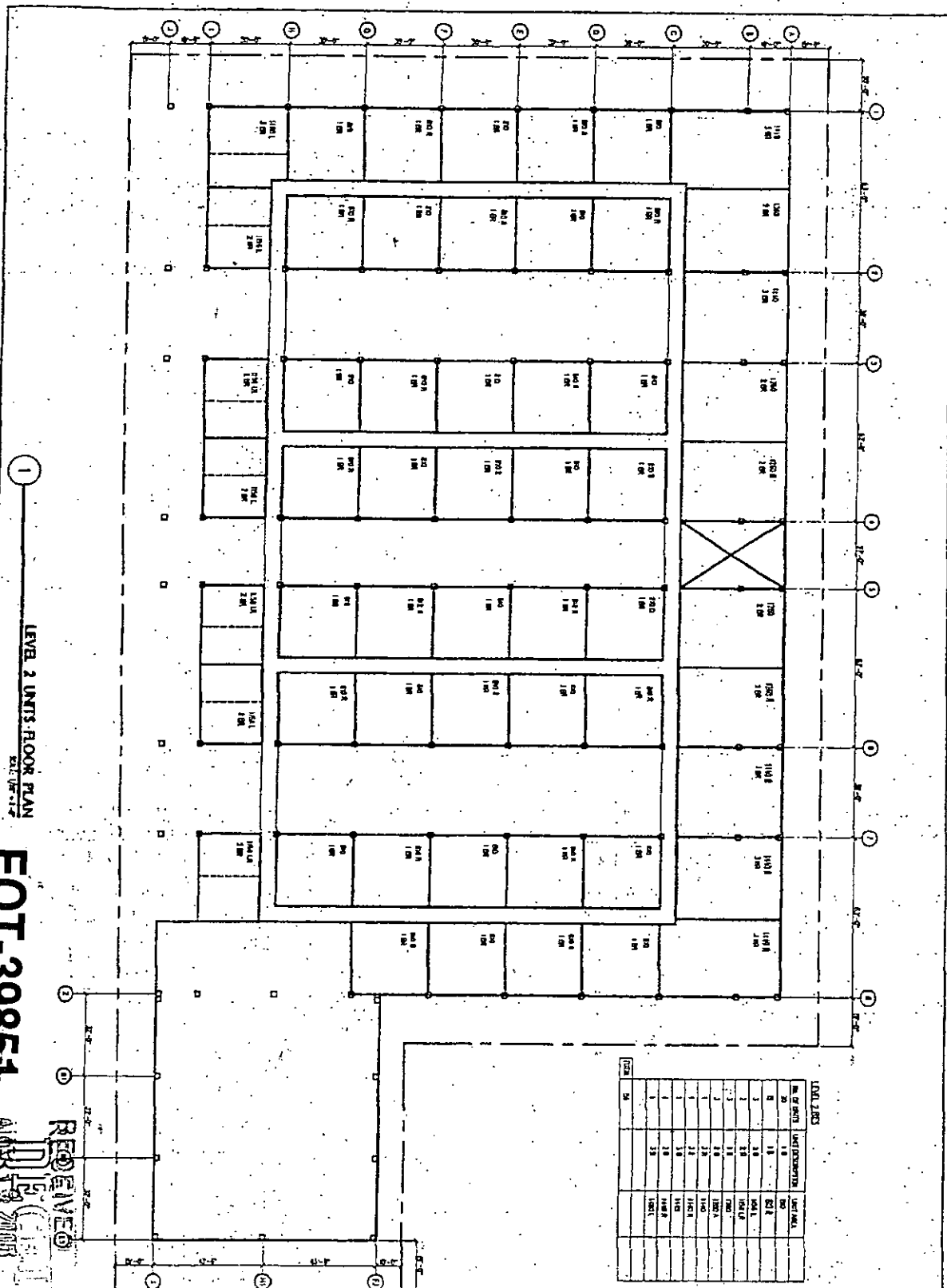
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LEVEL 1 UNITS FLOOR PLAN
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV





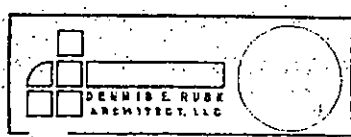
LEVEL 2 UNITS FLOOR PLAN

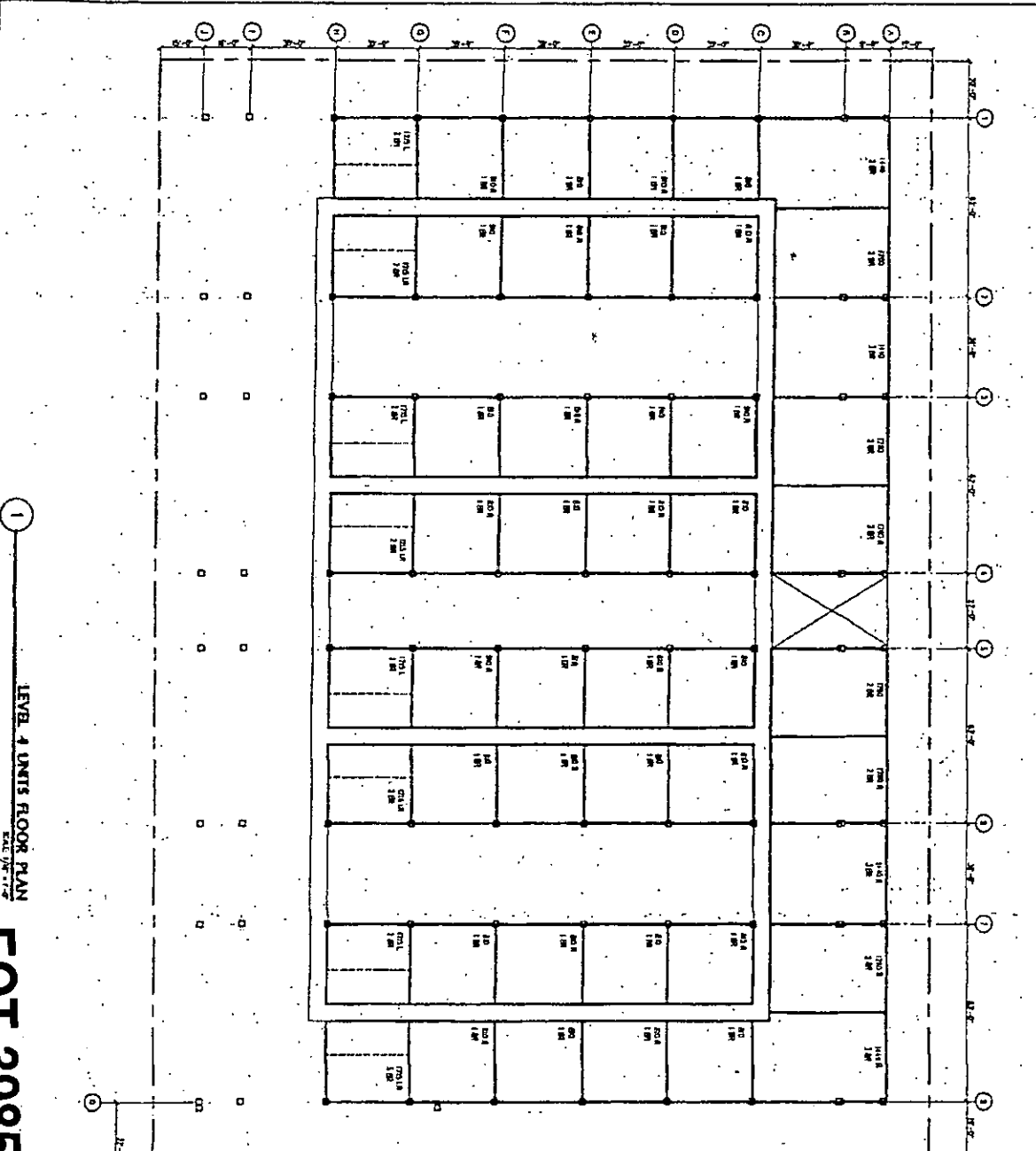
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OCT 08 2010

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104	104	104	104
105	105	105	105
106	106	106	106
107	107	107	107
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LEVEL 2 UNITS FLOOR PLAN
 PROPOSED CONDOMINIUM
 A.O. BONANZA HOLDINGS, LLC
 NE CORNER BONANZA RD. & MAIN ST.
 LAS VEGAS NV





LEVEL 4 UNITS FLOOR PLAN

UNIT SIZES

UNIT NO.	SQ. FT.	SQ. FT.	SQ. FT.
401	1,100	1,100	1,100
402	1,100	1,100	1,100
403	1,100	1,100	1,100
404	1,100	1,100	1,100
405	1,100	1,100	1,100
406	1,100	1,100	1,100
407	1,100	1,100	1,100
408	1,100	1,100	1,100
409	1,100	1,100	1,100
410	1,100	1,100	1,100
411	1,100	1,100	1,100
412	1,100	1,100	1,100
413	1,100	1,100	1,100
414	1,100	1,100	1,100
415	1,100	1,100	1,100
416	1,100	1,100	1,100
417	1,100	1,100	1,100
418	1,100	1,100	1,100
419	1,100	1,100	1,100
420	1,100	1,100	1,100
421	1,100	1,100	1,100
422	1,100	1,100	1,100
423	1,100	1,100	1,100
424	1,100	1,100	1,100
425	1,100	1,100	1,100
426	1,100	1,100	1,100
427	1,100	1,100	1,100
428	1,100	1,100	1,100
429	1,100	1,100	1,100
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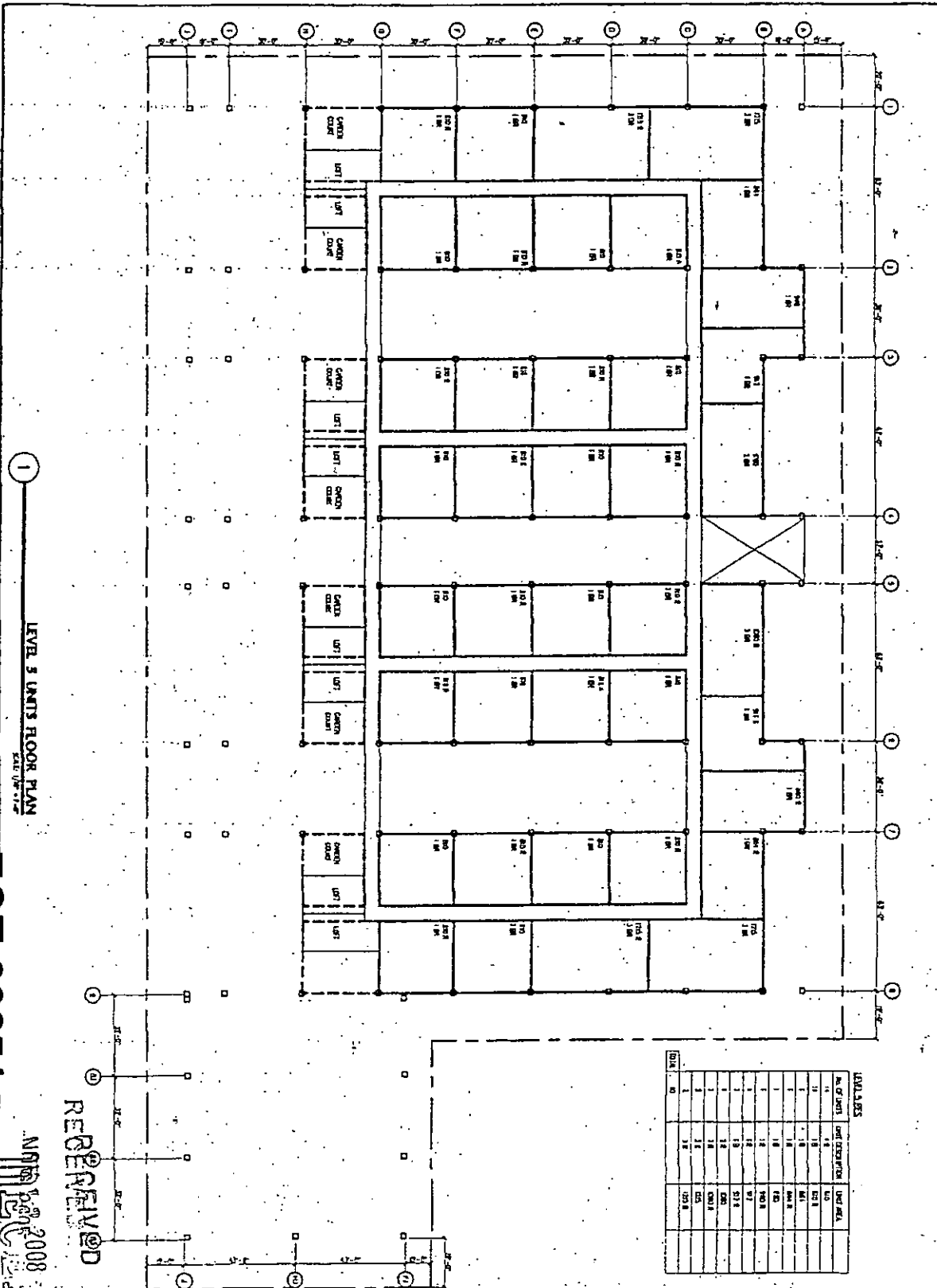
EOT-39851

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LEVEL 4 UNITS FLOOR PLAN
 PROPOSED CONDOMINIUM
 A.O. BONANZA HOLDINGS, LLC
 NE CORNER BONANZA RD. & MAIN ST.
 LAS VEGAS, NV

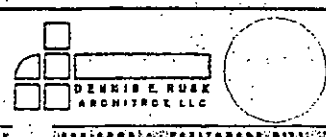




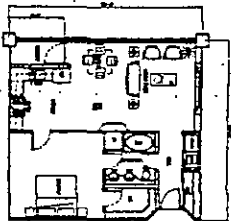
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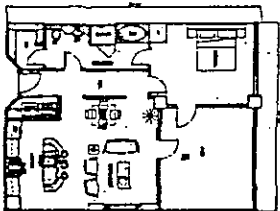
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A.D. BOHANZA HOLDINGS, LLC
NE CORNER BOHANZA RD. & MAIN ST.
LAS VEGAS, NV



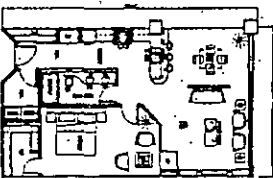
UNIT 610 (1 BR)
SCALE: 1/8" = 1'-0"



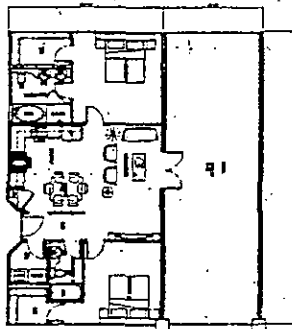
UNIT 912 (1 BR)
SCALE: 1/8" = 1'-0"



UNIT 804 (1 BR)
SCALE: 1/8" = 1'-0"



UNIT 1010 (2 BR)
SCALE: 1/8" = 1'-0"



UNIT 1010 (2 BR)
SCALE: 1/8" = 1'-0"

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ENLARGED FLOOR PLANS
SCALE: 1/8" = 1'-0"

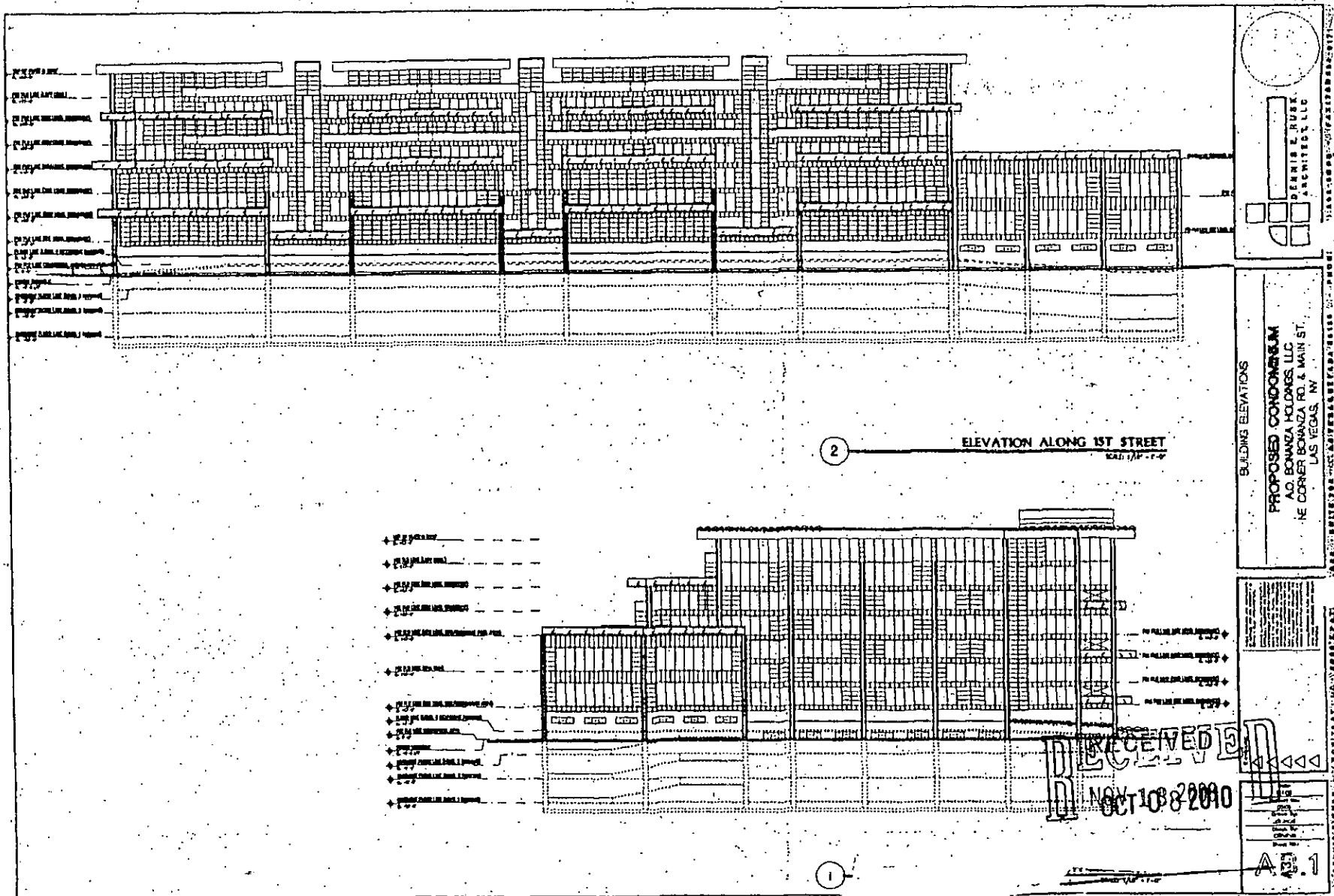
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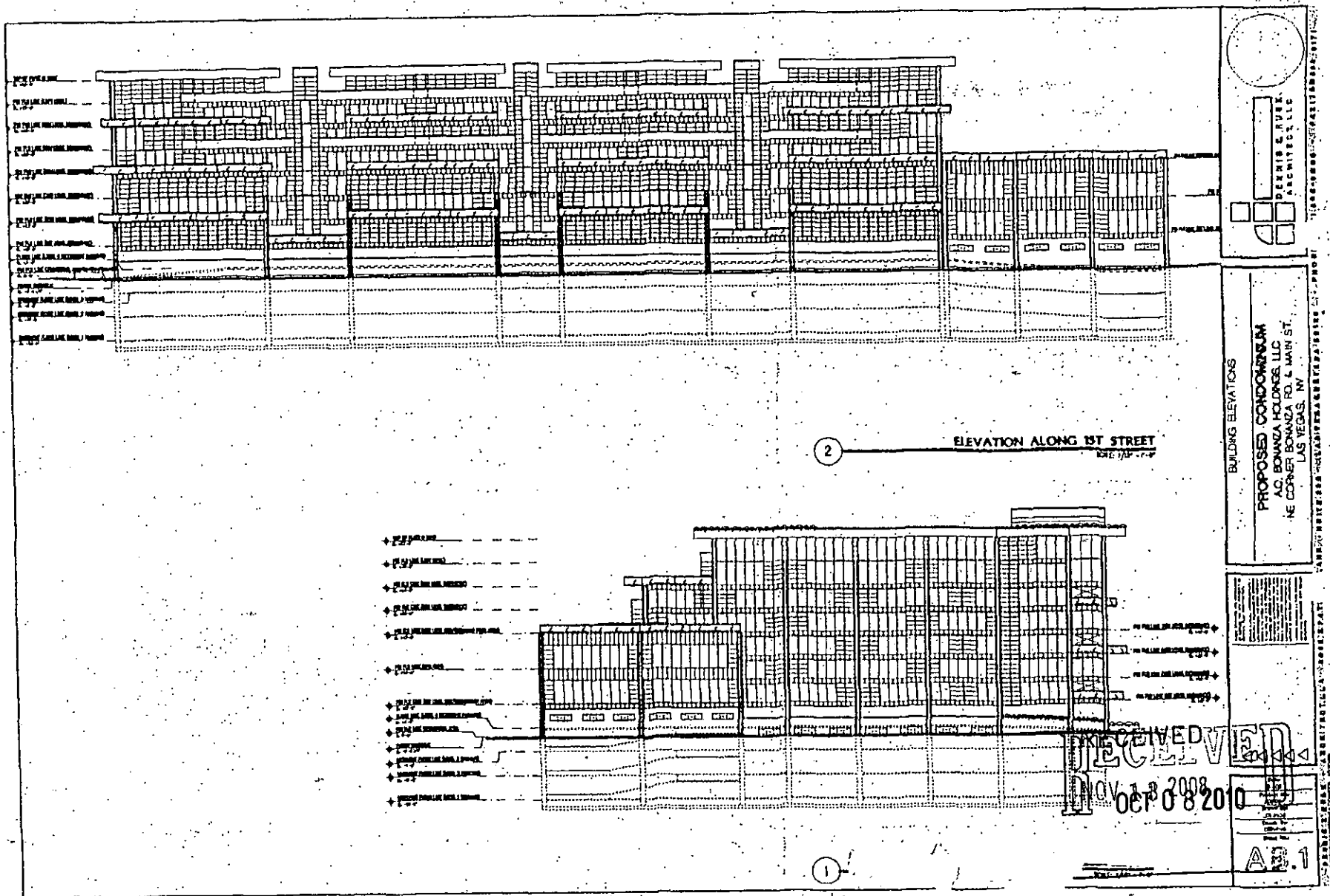
ENLARGED FLOOR PLANS
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

DENNIS E. RUSK
ARCHITECT, LLC

EOT-39851



EOT-39851



EOT-39851



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

November 18, 2010

Mr. Chris Gharrity
AFG Network II, LLC
100 Jackson Street, Suite #201
Denver, Colorado 80206

RE: EOT-39851 – EXTENSION OF TIME
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Charrity:

The City Council at a regular meeting held November 17, 2010 APPROVED the request for an Extension of Time of a previously approved Variance (VAR-8651) TO ALLOW NO STEP BACK WHERE A 1:1 STEP BACK RATIO IS REQUIRED ABOVE 35 FEET on 2.87 acres at the northeast corner of Bonanza Road and Main Street (APNs 139-27-707-008; 139-27-810-001 through 004; 138-27-712-046 and 047), C-1 (limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010. This approval is subject to:

Planning and Development

1. This Variance (VAR-8651) shall expire on November 2, 2012 unless another Extension of Time is approved by City Council.
2. Conformance to the conditions of approval of Variance (VAR-8651) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Skilbred".

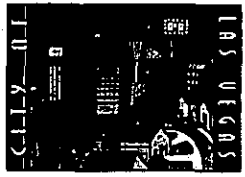
Vicky Skilbred
Chief Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

November 4, 2010

Mr. Chris Gharrity
AFG Network II, LLC
100 Jackson Street, Suite #201
Denver, Colorado 80206

**RE: EOT-39851 - EXTENSION OF TIME - REZONING
CITY COUNCIL MEETING OF NOVEMBER 17, 2010**

Dear Mr. Gharrity:

Please be advised the City Council at its regular meeting on **November 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, November 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

MMW:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: October 14, 2010
Re: **EOT-39851** AFG Network II, LLC NEC Main St. & Bonanza Rd.
Request for an Extension of Time of an approved Variance (VAR-8651)

COMMENTS:

We have no comment on the Request for an Extension of Time application of an approved Variance which allowed no step back where a 1:1 step back ratio is required above 35 feet for property located at northeast corner of Main Street and Bonanza Road as long as all previously imposed conditions of approval for VAR-8651 and all other subsequent site-related actions are ultimately complied with.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-39851 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: AFG NETWORK II, LLC -
Request for an Extension of Time of a previously approved Variance (VAR-8651) TO ALLOW NO STEP BACK WHERE A 1:1 STEP BACK RATIO IS REQUIRED ABOVE 35 FEET on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street (APNs 139-27-707-008; 139-27-810-001 through 004; 138-27-712-046 and 047), C-1 (limited Commercial) Zone, Ward 5 (Barlow).

CITY COUNCIL: NOVEMBER 17, 2010

CASE PLANNER: DEBBIE SULLIVAN



CONSENT

Comments Due: OCTOBER 18, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

11.17.10 CC

Report Date 10/12/2010 12:19 PM

Submitted By

Page 1

A/P # 39851 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>	<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	10/08/2010 09:30	984478	<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-39851 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: AFG NETWORK II, LLC - Request for an Extension of Time of a previously approved Variance (VAR-8651) TO ALLOW NO STEP BACK WHERE A 1:1 STEP BACK RATIO IS REQUIRED ABOVE 35 FEET on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street (APNs 139-27-707-008; 139-27-810-001 through 004; 138-27-712-046 and 047), C-1 (limited Commercial) Zone, Ward 6 (Barlow).

<u>Parent A/P #</u>	8651	<u>Project/Phase Name</u>	MIXED USE DEVELOPMENT	<u>Phase #</u>	
<u>Project #</u>	39851	<u>Size/Area</u>	2.87 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 13927707008

Location

Owner/Tenant

<u>Contact ID</u>	AC1830040	<u>Name</u>	AFG NETWORK II, LLC	<u>Organization</u>	
<u>Mailing Address</u>	100 JACKSON ST., STE 201	<u>City</u>	DENVER	<u>State/Province</u>	CO
<u>ZIP/PC</u>	80206	<u>Country</u>		☐ <u>Foreign</u>	
<u>Day Phone</u>	(720)889-1175 x	<u>Evening Phone</u>			
<u>Fax</u>	(720)889-1177	<u>Mobile #</u>			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

634 N MAIN ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927707008
13927712046

400 Stewart Ave
Las Vegas, NV 89101-2927

Report Date 10/12/2010 12:19 PM

Submitted By

Page 2

A/P Linked Parcels

13927712047
13927810001
13927810002
13927810003
13927810004

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1830040 ☐ Foreign
Effective
Name AFG NETWORK II, LLC
Day Phone (720)889-1175 x Eve Phone Organization
Pager PIN # Position
Fax (720)889-1177 Mobile Profession
E-Mail
Address 100 JACKSON ST., STE 201
DENVER, CO 80206
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1830040 ☐ Foreign
Effective
Name AFG NETWORK II, LLC
Day Phone (720)889-1175 x Eve Phone Organization
Pager PIN # Position
Fax (720)889-1177 Mobile Profession
E-Mail
Address 100 JACKSON ST., STE 201
DENVER, CO 80206
Seasonal Addr

Valid From To
Comments POC: Kara Miller

Contractors

No Contractors

<u>Project #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>	<u>Relation</u>
------------------	-----------------	---------------	--------------	-----------------

No children exist for this project

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
---------------------------	--------------------	------------------	---------------	-----------------

There is no planning condition for this project.

Report Date 10/12/2010 12:19 PM

Submitted By

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EXTENSION OF TIME

Y Will this go to the City Council?

Y Will this go DIRECTLY to City Council?

Parent Application Type VAR

Hearing Type

Parent Project # 8651

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified by</u>	<u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
11/17/2010	CC	SCHEDULED		0	0	0
DSULLIVAN	10/08/2010					

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
----------------------	--------------	-----------------	---------------	--------------

No children exist for this project

<u>Employee</u> <u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
984478	SULLIVAN	DEBORAH	J	Planning x6895

<u>Log</u> <u>Action</u> <u>Comments</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
PAYMNT	CO NAME WHO PICKED UP CONTACT# DEBBIE/PLANNING; AFG LLC; CK#6290; 720-889-1175;	890381	10/08/2010 11:04		0.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AFG NETWORK II, LLC
 Project Address (Location): 634/600 N. Main Street, Las Vegas NV
 Project Name: _____ Proposed Use: MIXED
 Assessor's Parcel #(s): 139-27-707-008 139-27-712-046, 047 Ward #: _____
139-27-810-001, 002, 003, 004
 General Plan: existing _____ proposed _____ Zoning: existing MC1 proposed _____
 Commercial Square Footage: 33,000 ± Floor Area Ratio: _____
 Gross Acres: 2.87 Lots/Units: 286 Density: _____
 Additional Information: EOT for VAR-8651

PROPERTY OWNER: AFG NETWORK II, LLC Contact: Chris Gharitty
 Address: 100 JACKSON ST. Suite 201 Phone: 720-889-1175 Fax: 720-889-1177
 City: Denver State: CO Zip: 80206
 E-mail Address: CHRIS@assetfundinggroup.com

APPLICANT: same as above Contact: _____
 Address: _____ Phone: _____ Fax: _____
 City: _____ State: _____ Zip: _____
 E-mail Address: _____

REPRESENTATIVE: same as above Contact: _____
 Address: _____ Phone: _____ Fax: _____
 City: _____ State: _____ Zip: _____
 E-mail Address: _____

Property Owner Signature*

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

Print Name: Chris Gharitty, AFG Network II, LLC

Subscribed and sworn before me

This 14th day of October, 2010.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



My Commission Expires
Oct 31, 2010

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-39851</u>
Meeting Date:	<u>11/17/10</u>
Total Fee: *	<u>\$300.00</u>
Date Received: *	<u>10/8/10</u>
Received By:	<i>[Signature]</i>

*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.

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

APN# 's: 139-27-707-008
139-27-212-046
139-27-810-001,002,003,004

Case Number: **EOT-39851**

APN: _____

Name of Property Owner: _____

AFG NETWORK IT LLC

Name of Applicant: _____

same

Name of Representative: _____

same

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Chris Gharib AFGnetworkit LLC

Subscribed and sworn before me

This **1st** day of **October**, 20**10**

Notary Public in and for said County and State

Denver, CO

City & County of Denver



My Commission Expires
Oct 31, 2010



October 7, 2010

Planning & Development
Attn: Debbie Sullivan
731 S. 4th Street
Las Vegas, NV 89101
SENT VIA FEDEX OVERNIGHT

RE: Justification Letter

Re: Corner of Main and Bonanza

Dear Planning and Development:

On behalf of AFG Network II LLC, I am requesting an extension to an approved Site Development Plan Review (VAR-8651) that expires in November 2010.

AFG Network II LLC owns the land on the north east corner of Main and Bonanza in the City of Las Vegas. Extensive plans and marketing took place for a mixed use building comprised of residential units and extensive retail. Over \$10 million has been spent on the project. However, the economic downturn and a tremendous reduction in financing opportunities has negatively affected progress and time schedule.

As a result, we are undertaking considerable renewed efforts and monies to maintain the value of this property and to be a benefit to City of Las Vegas. We have retained the services of Jeremy Green at CBRE. Mr. Green has a tremendous amount of expertise in this type of property and his leadership is a great asset to AFG Network II LLC.

With the extension, we firmly believe that we can preserve the value of this property and continue to increase the tax revenue associated therewith. Thank you and we appreciate your consideration for this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher T. Gharrity", is written over a circular stamp or seal.

Christopher T. Gharrity

Manager, AFG Network II LLC

EOT-39851



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

November 3, 2005

Ms. Moshe Schnapp
A.O. Bonanza Holding, LLC
1061-1/2 North Spaulding Avenue
West Hollywood, California 90046

RE: VAR-8651 - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 2, 2005
RELATED TO SUP-8814 AND SDR-8649

Dear Ms. Schnapp:

The City Council at a regular meeting held November 2, 2005 APPROVED the request for a Variance TO ALLOW NO STEP BACK WHERE A 1:1 STEP BACK RATIO IS REQUIRED ABOVE 35 FEET on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008 and 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-8814) and a Site Development Plan Review (SDR-8649) by the City Council.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

VOICE 702.229.6011

TTY 702.388.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

EOT-39851

Ms. Moshe Schnapp
VAR-8651 – Page Two
November 3, 2005

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

Mr. Bill Curran
Curran & Parry
300 South 4th Street, Suite #101
Las Vegas, Nevada 89101

R.P.T.T.: \$ 0 Exempt
A.P.N.: 139-27-707-008 et al

MAIL TAX STATEMENTS TO:

AFG NETWORK II, LLC
100 JACKSON STREET
SUITE 201
DENVER, CO 80206

WHEN RECORDED MAIL TO:

AFG NETWORK II, LLC
100 JACKSON STREET
SUITE 201
DENVER, CO 80206

(17-1)

Inst #: 201007160002232
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #009
07/16/2010 01:51:24 PM
Receipt #: 428733
Requestor:
JOLLEY URGAWIRTH
WOODBURY
Recorded By: ADF Pgs: 7
DEBBIE CONWAY
CLARK COUNTY REGORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

AFG, LLC

For the sum of TEN AND NO/100 (and other good and valuable consideration) DOLLARS----- the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey to:

AFG NETWORK II, LLC

all that real property situated in the County of Clark, State of Nevada, described as follows:

Tract of land in Clark County, State of Nevada:

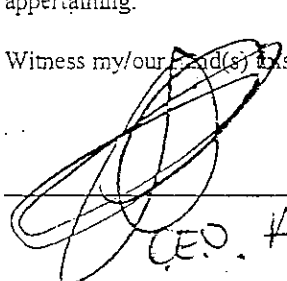
Assessor's parcel numbers 139-27-707-008, 139-27-712-046 through 051, and 139-27-810-001 through 004, as well as, Exhibit A attached hereto and incorporated by reference.

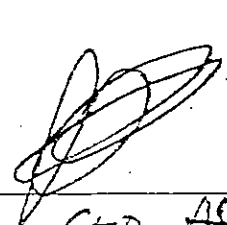
Subject to:

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

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

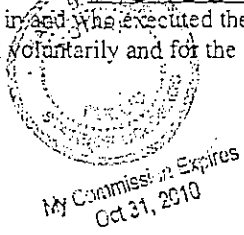
Witness my/our hand(s) this 12th day of July, 2010.


CEO, AFG, LLC


CEO, AFG Network II, LLC

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

On this 12th day of July, 2010, personally appeared before me, a Notary Public, in and for said County and State, Christopher Sharpe, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/she/they executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Kara B. Keller
NOTARY PUBLIC, for the above state
and county

My commission expires: 10/31/10

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this _____ day of _____, 2010, personally appeared before me, a Notary Public, in and for said County and State, _____, as attorney-in-fact for _____, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/she/they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC, for the above state
and county

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE (1):

LOTS ONE (1) THROUGH NINE (9) IN BLOCK FOUR (4) OF BILTMORE ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2, OF PLATS, PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS, BY DEED RECORDED APRIL 23, 2003 IN BOOK 20030423 AS DOCUMENT NO. 00507, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL TWO (2):

BLOCK "A" OF BILTMORE ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2, OF PLATS, PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE ABOVE DESCRIBED BLOCK "A", THAT PORTION THEREOF CONVEYED BY NEVADA BILTMORE HOTEL CORPORATION TO THE CITY OF LAS VEGAS BY DEED DATED JULY 2, 1947 AND RECORDED AUGUST 25, 1947 AS DOCUMENT NO. 263331, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF BLOCK "A" OF BILTMORE ADDITION, SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH 27°53'06" EAST, A DISTANCE OF 40.00 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK "A" AND FURTHER DESCRIBED AS BEARING 43.00 FEET RIGHT OF AND RIGHT ANGLES TO HIGHWAY ENGINEER'S STATION "P" 111 + 93.75 P.O.T.; THENCE FROM A TANGENT WHICH BEARS SOUTH 27°53'06" WEST, CURVING TO THE LEFT WITH A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 90°, A DISTANCE OF 62.83 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK "A"; THENCE NORTH 62°06'54" WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK "A"; THENCE NORTH

27°55'06" EAST ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID BLOCK "A", A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED APRIL 23, 2003 IN BOOK 20030423 AS DOCUMENT NO. 00507, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED MARCH 26, 2007 IN BOOK 20070320 AS DOCUMENT NO. 0004266, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, THAT WOULD PASS THROUGH BY OPERATION OF LAW.

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 51 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF NORTH MAIN STREET, AS SAID STREET NOW EXISTS, 80.00 FEET IN WIDTH, FROM WHICH POINT THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF NORTH MAIN STREET WITH THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 27 (SAID POINT OF INTERSECTION BEING MARKED BY A CONCRETE MONUMENT) BEARS NORTH 27°45'00" EAST, A DISTANCE OF 1203.7 FEET, THE TRUE POINT OF BEGINNING; THENCE SOUTH 62°15'00" EAST, A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST LINE OF BLOCK 4 OF BILTMORE ADDITION TO THE CITY OF LAS VEGAS, ACCORDING TO PLAT THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE SOUTH 27°45'00" WEST ALONG THE WESTERLY LINE OF SAID BLOCK 4 OF BILTMORE ADDITION TO THE NORTHWEST CORNER OF SAID LOT 6 IN SAID BLOCK 4 OF BILTMORE ADDITION; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT ON THE EASTERLY LINE OF SAID NORTH MAIN STREET, DISTANT THEREON SOUTH 27°45'00" WEST, 136.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 27°45'00" EAST ALONG THE EASTERLY LINE OF SAID NORTH MAIN STREET, A DISTANCE OF 136.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH,

RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF NORTH MAIN STREET,
AS SAID STREET NOW EXISTS, 80.00 FEET IN WIDTH, FROM WHICH POINT
THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF NORTH MAIN
STREET WITH THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF
SAID SECTION 27 (SAID POINT OF INTERSECTION BEING MARKED BY A
CONCRETE MONUMENT) BEARS NORTH 27°45'00" EAST, A DISTANCE OF
1393.70 FEET, THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY IN A DIRECT LINE TO THE SOUTHWEST
CORNER OF LOT 6 IN BLOCK 4 OF BILTMORE ADDITION TO THE CITY OF
LAS VEGAS, ACCORDING TO PLAT THEREOF ON FILE IN BOOK 2 OF PLATS,
PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA; THENCE NORTH 27°45'00" EAST ALONG THE WEST LINE OF SAID
LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK 4; THENCE
SOUTHWESTERLY IN A DIRECT LINE TO A POINT ON THE EASTERLY LINE
OF SAID NORTH MAIN STREET, DISTANT THEREON NORTH 27°45'00" EAST,
54.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH
27°45'00" WEST ALONG THE EASTERLY LINE OF SAID NORTH MAIN
STREET, A DISTANCE OF 54.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE
SOUTHEAST QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF NORTH MAIN STREET,
AS SAID STREET NOW EXISTS, 80.00 FEET IN WIDTH, FROM WHICH POINT
THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF NORTH MAIN
STREET WITH THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF
SAID SECTION 27 (SAID POINT OF INTERSECTION BEING MARKED BY A
CONCRETE MONUMENT) BEARS NORTH 27°45'00" EAST, A DISTANCE OF
1393.70 FEET, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 62°15'00" EAST, A DISTANCE OF 160.00 FEET TO A POINT
ON THE WEST LINE OF LOT 4 IN BLOCK 4 OF BILTMORE ADDITION TO THE
CITY OF LAS VEGAS, ACCORDING TO PLAT THEREOF ON FILE IN BOOK 2
OF PLATS, PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA; THENCE NORTH 27°45'00" EAST ALONG THE
WESTERLY LINE OF SAID LOTS 4 AND 5 IN SAID BLOCK 4 TO THE

NORTHWEST CORNER OF SAID LOT 5; THENCE WESTERLY IN A DIRECT LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE PERSONAL PROPERTY AND RIGHTS DESCRIBED IN THE DEED OF TRUST IN WHICH THE BENEFICIARY WAS GRANTED A LIEN AND SECURITY INTEREST (INCLUDING, WITHOUT LIMITATION, GOODS, MATERIALS, SUPPLIES, FIXTURES, EQUIPMENT, MACHINERY, FURNITURE AND FURNISHINGS, DOCUMENTS, INSTRUMENTS, AGREEMENTS, PERMITS, LICENSES, CLAIMS, CAUSES OF ACTION, BOOKS, RECORDS, AND FILES RELATED TO THE ABOVE DESCRIBED REAL PROPERTY) AND ALL SPECIAL DECLARANT'S RIGHTS NOW HELD BY TRUSTOR AND ANY AND ALL OTHER DECLARANT'S RIGHTS ENCUMBERED BY THE DEED OF TRUST AND NOW HELD BY TRUSTOR

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 139-27-707-008, 139-27-712-046 through _____
b. 051, 139-27-810-001 through 4 _____
c. _____
d. _____ *

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: *op. agree. OK CAR*

3. a. Total Value/Sales Price of Property
b. Deed in Lien of Foreclosure Only (value of property)
c. Transfer Tax Value:
d. Real Property Transfer Tax Due

\$ 1,400,000.00

\$ 0.00
\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 9
b. Explain Reason for Exemption: Transfer to a business entity of which Grantor is 100% owner, and the sole member and manager of Grantee

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.050, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Charles T. Cook*

Capacity: Attorney for Grantor

Signature: *Charles T. Cook*

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: AFG, LLC
Address: 100 Jackson Street, Suite 201
City: Denver
State: Colorado Zip: 80205

Print Name: AFG Network II, LLC
Address: 100 Jackson Street
City: Denver
State: Colorado Zip: 80205

COMPANY REQUESTING RECORDING

Print Name: Charles T. Cook, Esq., JUVWS
Address: 3800 Howard Hughes Parkway, Sixteenth Floor
City: Las Vegas, NV 89169

Escrow #: _____
State: _____ Zip: _____

Document must be filed electronically.
Paper documents will not be accepted.

Document processing fee
Fees & forms/cover sheets
are subject to change.

To access other information or print
copies of filed documents,
visit www.sos.state.co.us and
select Business Center.



\$50.00

Colorado Secretary of State
Date and Time: 05/03/2010 10:42 AM
ID Number: 20101252722

Document number: 20101252722
Amount Paid: \$50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

AFG NETWORK II LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

100 Jackson Street

Suite 201

(Street number and name)

Denver

CO

80206

(City)

(State)

(ZIP/Postal Code)

United States

(Province - if applicable)

(Country)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP/Postal Code)

(Province - if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

(Last)

(First)

(Middle)

(Suffix)

OR

(if an entity)

Corporation Service Company

(Caution: Do not provide both an individual and an entity name.)

Street address

1560 Broadway

Suite 2090

(Street number and name)

Denver

CO

80202

(City)

(State)

(ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

CO

(City)

(State)

(ZIP Code)

(The following statement is adopted by marking the box.)

- ☒ The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name

(if an individual)

(Last)

(First)

(Middle)

(Suffix)

OR

(if an entity)

AFG, LLC

(Caution: Do not provide both an individual and an entity name.)

Mailing address

100 Jackson Street

Suite 201 (Street number and name or Post Office Box information)

Denver

CO

80206

(City)

(State)

(ZIP/Postal Code)

United States

(Province - if applicable)

(Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- ☐ The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

- ☐ one or more managers.

OR

- ☒ the members.

6. (The following statement is adopted by marking the box.)

- ☒ There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

- ☐ This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are 01/01/2009

(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Gharinity	Christopher	T.	
(Last)	(First)	(Middle)	(Suffix)
100 Jackson Street			
(Street number and name or Post Office Box information)			
Suite 201			
(Street number and name or Post Office Box information)			
Denver	CO	80206	
(City)	(State)	(ZIP/Postal Code)	
United States			
(Country)			

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- ☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

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