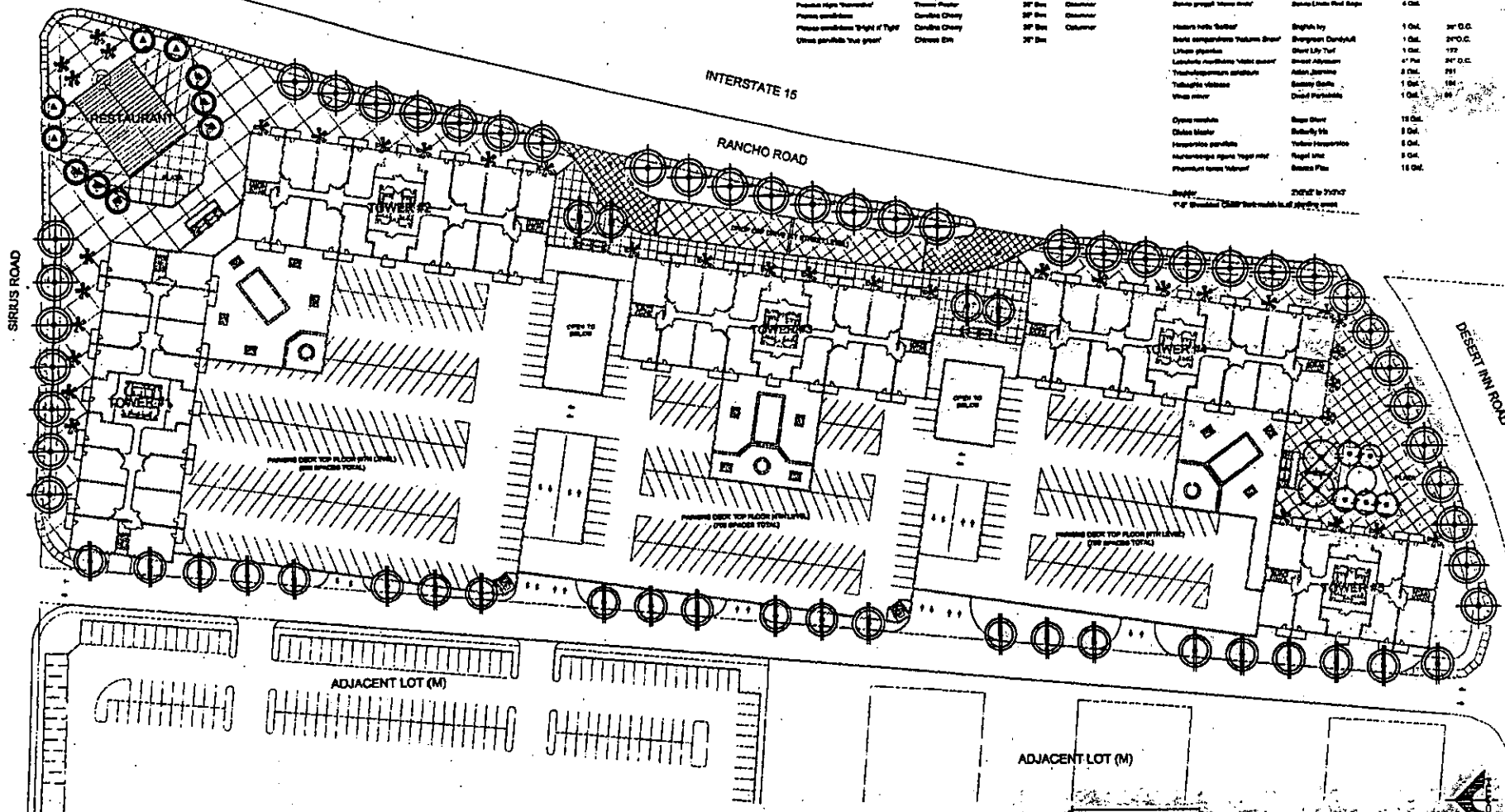


SUGGESTED PLANT PALETTE

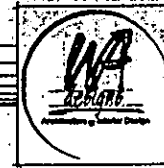
Botanical Name	Common Name	Size	Comments	Botanical Name	Common Name	Size	Comments
Ardisia coccinea	Starberry Tree	20' Bn	Multi-trunk	Palafoxia grandiflora	Prickly Pear	5' Cal.	
Cardinalis maritima	Western Redbird	20' Bn		Mesquite (glabra) 'torreyana'	Scarlet Cherry	8' Cal.	
Callitriche angustifolia 'Forest Pansy'	Purple Smoke Tree	20' Bn	Multi-trunk	Hesperis matronalis	Evening Primrose	18' Cal.	
Stephanandra 'Savannah'	Shrubby Palm Tree	20' Bn		Pittosporum tobira	Manzanita	15' Cal.	
Ligustrum japonicum	Japanese Privet	20' Bn	Multi-trunk	Agave americana	Agave	5' Cal.	
Malus spectabilis	Flowering Quince	20' Bn		Callitriche angustifolia	Gray Leaf Ceanothus	5' Cal.	
Philadelphus 'Red Pearl'	Red Pearl Philadelphus	20' Bn		Yucca filamentosa 'Lanceolata'	Yucca	16' Cal.	
Prunella virginiana	Yucca	20' Bn		Juniperus procumbens 'Nana'	Juniperus	4' Cal.	
Prunella virginiana 'Nana'	Prunella	20' Bn		Hebe 'Spiral' 'Nana'	Hebe	1' Cal.	30' D.C.
Prunella virginiana 'Triple of Light'	Carolina Cherry	20' Bn		Hebe 'Spiral' 'Nana'	Hebe	1' Cal.	30' D.C.
Prunella virginiana 'True green'	Chinese Elm	20' Bn		Hebe 'Spiral' 'Nana'	Hebe	1' Cal.	30' D.C.



SITE PLAN

BSR VEGAS CONDOS MASTER PLAN

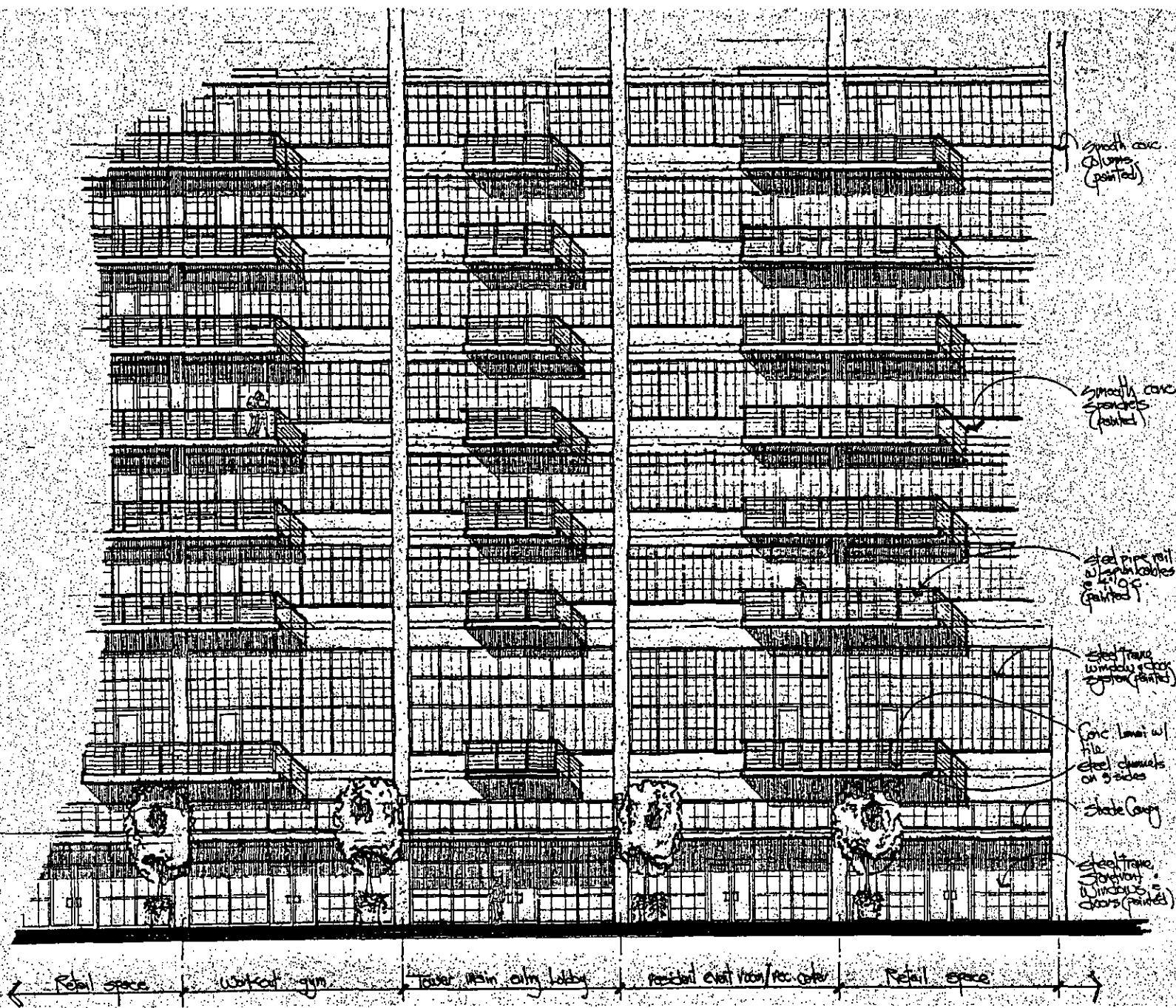
2800 W. Sahara Ave.
Suite 70
Las Vegas, NV. 89102
702-313-6501 ph.
702-313-6504 fax.



W.R.G.
DESIGN, INC.
2800 Corporate Circle, Ste 430 Henderson, NV 89074
Tel. 702.990.9308 Fax. 702.990.9308

Sheet Number
LS-1
1 of 1 Sheets

EOT-39988



04A 2000
 04B 2000
 04C 2000
 OCT - 9 2000
 10. ADMIN.

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EOT-39988

EOT-39988

BSR VEGAS CONDOS MASTER PLAN

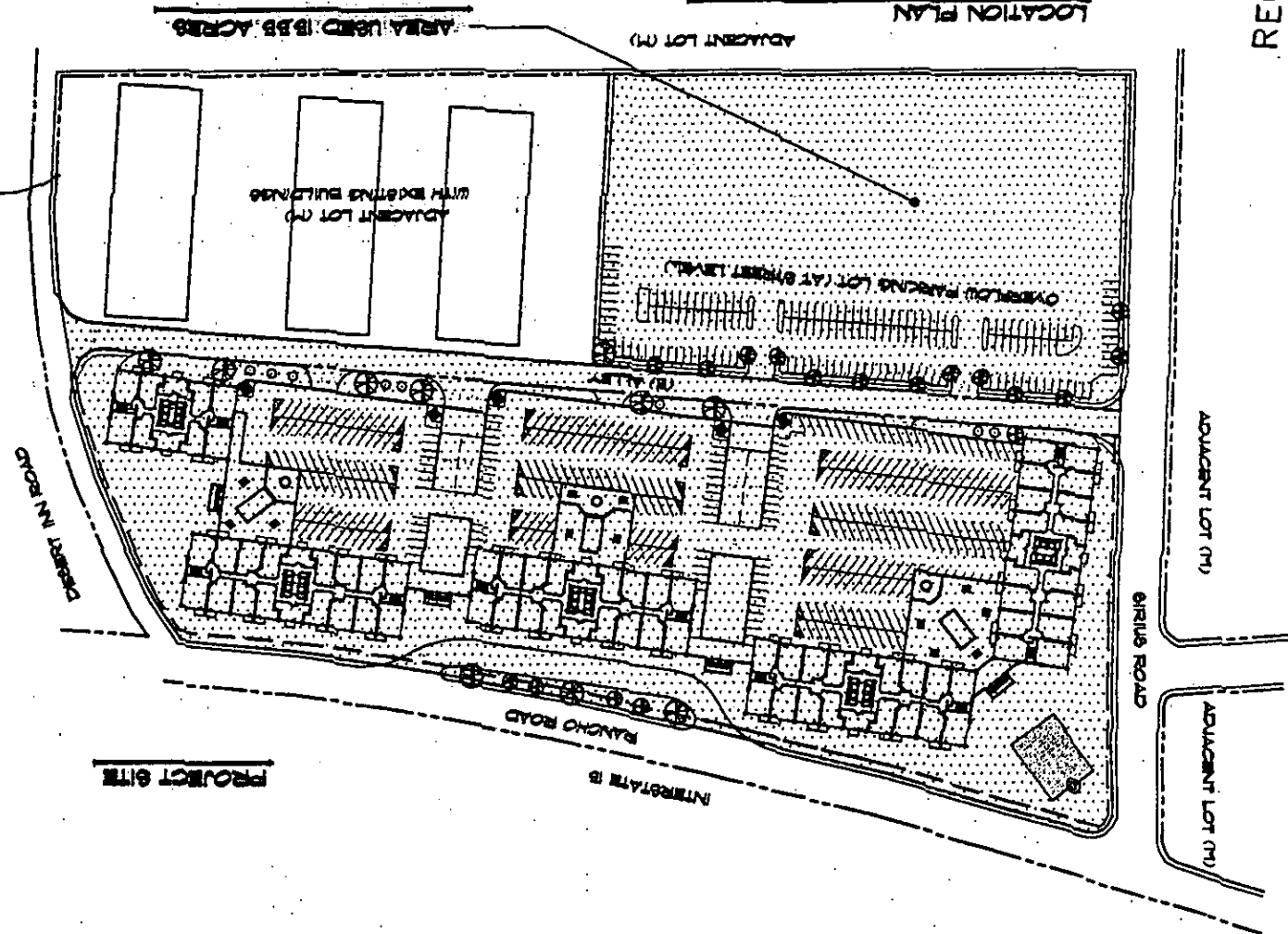


DATE: 10/21/10
DRAWN BY: [illegible]
CHECKED BY: [illegible]
APPROVED BY: [illegible]

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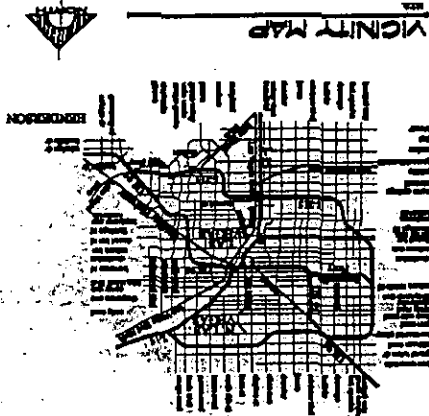
LOCATION PLAN

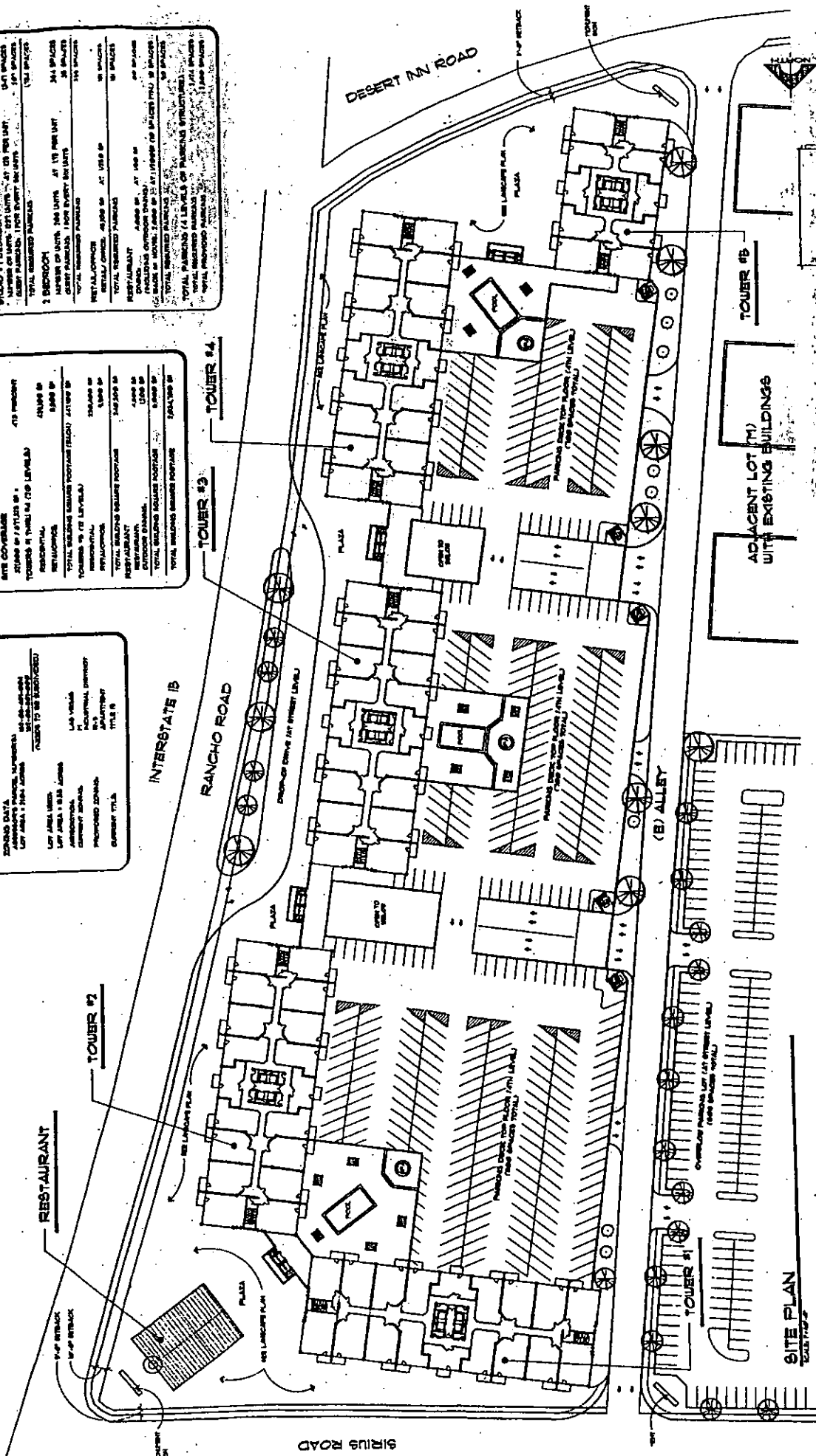


TYPICAL
(B) PROPERTY LINES

DESIGN DATA	
CONCRETE	CONCRETE
ASPHALT	ASPHALT
GRAVEL	GRAVEL
LANDSCAPE	LANDSCAPE
PAVING	PAVING
SEWER	SEWER
WATER	WATER
STORM	STORM
IRRIGATION	IRRIGATION
LANDSCAPE	LANDSCAPE
PAVING	PAVING
SEWER	SEWER
WATER	WATER
STORM	STORM
IRRIGATION	IRRIGATION

VICINITY MAP



[illegible]

2800 W. Sahara Ave.
Suite 115
Las Vegas, NV. 89107
702-313-0821 PH
702-313-0504 FAX

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BSR VEGAS CONDOS MASTER PLAN

Sheet Number
A-2
2 of 3 Sheets

EOT-39988

PAINT SELECTIONS



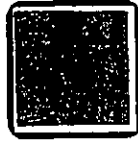
Guardrails

Color: Village blue



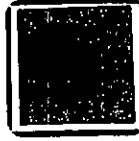
Vert. columns

Color: Onionskin Tan



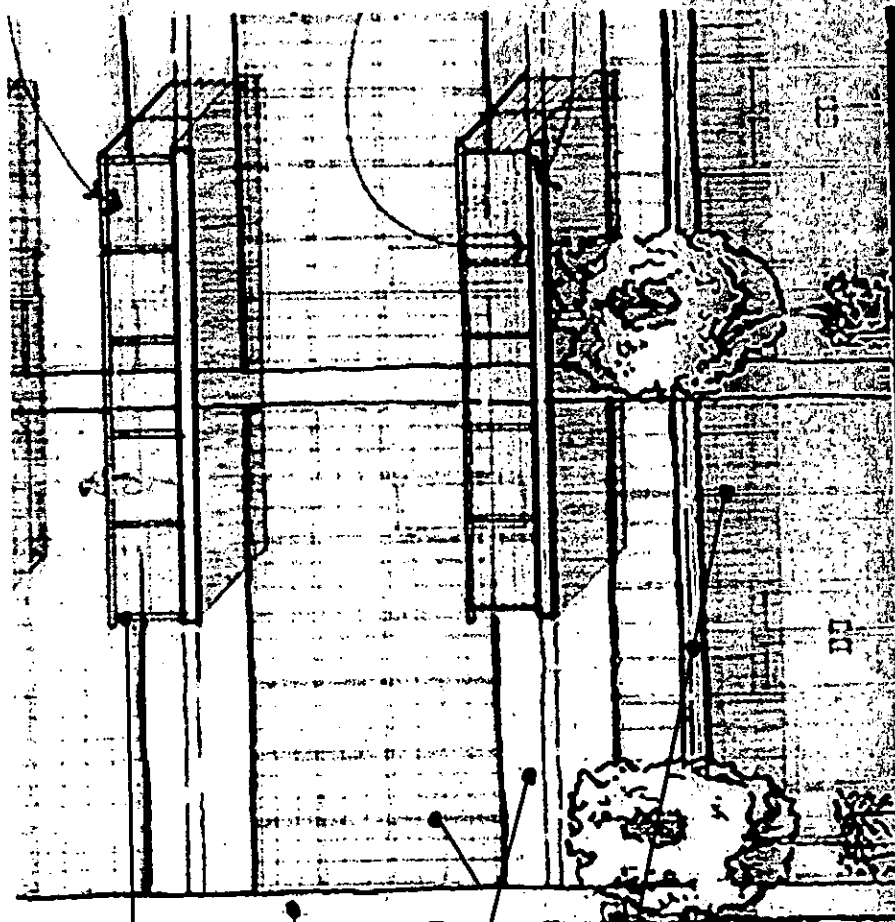
Horz. Spandrels

Color: copper penny



Window frames +

Canopy color: Greenhouse



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UCI 21 2010



EOT-39988

PAINT SELECTIONS



Columns
Color: Old redwood



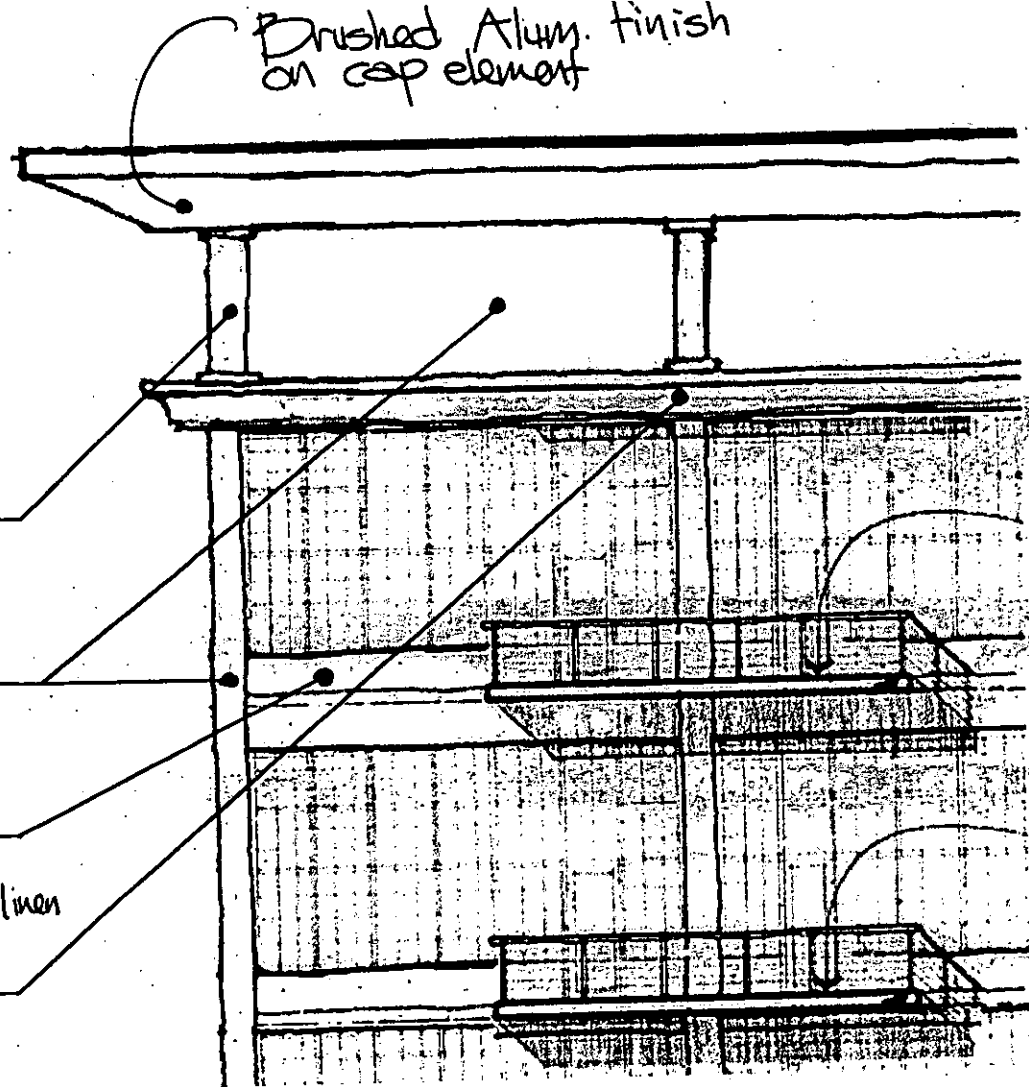
Vert. columns
(mech. screen material)
Color: onion skin tan



Horz. Spandrels
(top 2 floors only)
Color: Antiquelinen



Cornice cap.
Color: Village blue



BSR VEGA'S CONDOS



EOT-39988

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JUL 21 2010



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

December 3, 2010

Mr. Sonny Bazbaz
Integral Partners Park Place Centre, Las Vegas, LLC
299 Park Avenue
New York, New York 10171

RE: EOT-39988 – EXTENSION OF TIME – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 1, 2010

Dear Mr. Bazbaz:

The City Council at a regular meeting held December 1, 2010, APPROVED the request for an Extension of Time of a previously approved Special Use Permit (SUP-3100) FOR MULTI-FAMILY RESIDENTIAL UNITS on 15.97 acres at 3049 Sirius Avenue (APN 162-08-418-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2010. This approval is subject to:

Planning and Development

1. This Special Use Permit (SUP-3100) shall expire on November 5, 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-3100) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

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

cc: Mr. Greg Borgel
Mr. Lucas Tucker
Lionel Sawyer & Collins, Ltd.
300 South Fourth Street, Suite #1500
Las Vegas, Nevada 89101

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



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 18, 2010

Mr. Sonny Bazbaz
Integral Partners Park Place Centre, Las Vegas, LLC
299 Park Avenue
New York, New York 10171

**RE: EOT-39988 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 1, 2010**

Dear Mr. Bazbaz:

Please be advised the City Council at its regular meeting on **December 1, 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 **Wednesday, November 24, 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

cc: Mr. Greg Borgel
Mr. Lucas Tucker
Lionel Sawyer & Collins, Ltd.
300 South Fourth Street, Suite #1500
Las Vegas, Nevada 89101

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 *BIA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: October 26, 2010
Re: **EOT-39988** Fisher Brothers Las Vegas, LLC 3049 Sirius Ave.
Request for an Extension of Time of an approved Special Use Permit (SUP-3100)

COMMENTS:

We have no comment on the Request for an Extension of Time application of an approved Special Use Permit which allowed multi-family residential units located at 3049 Sirius Avenue as long as all previously imposed conditions of approval for SUP-3100 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-39988 - EXTENSION OF TIME - APPLICANT: FISHER BROTHERS LAS VEGAS LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE - LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-3100) FOR MULTI-FAMILY RESIDENTIAL UNITS on 15.97 acres at 3049 Sirius Avenue (APN 162-08-418-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

CITY COUNCIL: DECEMBER 1, 2010

CASE PLANNER: DEBBIE SULLIVAN



CONSENT

Comments Due: NOVEMBER 8, 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:

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

EOT Application

Report Date 10/25/2010 10:35 AM

Submitted By

Page 1

A/P # 39988 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/21/2010 10:47	970634	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

EOT-39988 - EXTENSION OF TIME - APPLICANT: FISHER BRDTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE - LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-3100) FOR MULTI-FAMILY RESIDENTIAL UNITS on 15.97 acres at 3049 Sirius Avenue (APN 162-08-418-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P # 3100
Project # 39988 Project/Phase Name FORMERLY FLETCHER JONES IMPORT Phase #
Size/Area 15.97 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16208418002

Location

Owner/Tenant

Contact ID AC1379311 Name INTEGRAL PTNRS PARK PL L V LLC
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3200 S RANCHO DR
LAS VEGAS, 89102-

3100 S RANCHO DR
LAS VEGAS, 89102-

3130 S RANCHO DR
LAS VEGAS, 89102-

3049 SIRIUS AVE
LAS VEGAS, 89102-

Report Date 10/25/2010 10:35 AM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16208418002

Applicants/Contacts

<u>Primary</u>	N	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1379311 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	INTEGRAL PTNRS PARK PL L V LLC				
<u>Day Phone</u>		<u>Eve Phone</u>		<u>Organization</u>	% FISHER BROTHERS
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>	
<u>Fax</u>		<u>Mobile</u>		<u>Profession</u>	
<u>E-Mail</u>					
<u>Address</u>	299 PARK AVE 42ND FL NEW YORK, NY 10171-4299				
<u>Seasonal Addr</u>					
<u>Valid From</u>		<u>To</u>			
<u>Comments</u>	No Comments				

<u>Primary</u>	N	<u>Capacity</u>	APPL	<u>Contact ID</u>	AC1105397 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	FISHER BROTHERS LAS VEGAS L L C.				
<u>Day Phone</u>	(212)940-6299 x	<u>Eve Phone</u>		<u>Organization</u>	SONNY BAZBAZ
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>	
<u>Fax</u>		<u>Mobile</u>		<u>Profession</u>	
<u>E-Mail</u>					
<u>Address</u>	299 PARK AVE NEW YORK, NY 10171-0002				
<u>Seasonal Addr</u>					
<u>Valid From</u>		<u>To</u>			
<u>Comments</u>	No Comments				

<u>Primary</u>	Y	<u>Capacity</u>	OTHER	<u>Contact ID</u>	AC1832917 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	LIONEL SAWYER & COLLINS, LTD				
<u>Day Phone</u>	(702)383-8888 x	<u>Eve Phone</u>		<u>Organization</u>	GREG BORGEL / LUCAS TUCKER
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>	
<u>Fax</u>	(702)383-8845	<u>Mobile</u>		<u>Profession</u>	
<u>E-Mail</u>					
<u>Address</u>	300 S FOURTH ST #1500 LAS VEGAS, NV 89101				
<u>Seasonal Addr</u>					
<u>Valid From</u>		<u>To</u>			
<u>Comments</u>	No Comments				

Report Date 10/25/2010 10:35 AM

Submitted By

Page 3

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?

Y Will this go DIRECTLY to City Council?

Parent Application Type SUP

Hearing Type

Parent Project # 3100

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>
12/01/2010	CC	SCHEDULED		0	0	0
LMAYNARD	10/21/2010					

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

984478 SULLIVAN DEBDRAH J Planning x6895

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CDNTACT# 983673 10/21/2010 11:09 0.00
LUCAL TUCKER ID OK RANCHO RDAD LLC CK #004496 212.940.6299



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Request Extension of Time for approved SUP-3100
Project Address (Location) 3049 Sirius Ave.
Project Name Formerly a Fletcher Jones Import business Proposed Use Mixed Use
Assessor's Parcel #(s) 162-08-418-002 Ward # 1 - Lois Tarkanian
General Plan: existing SC proposed _____ Zoning: existing C-1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 15.97 Lots/Units _____ Density _____
Additional Information The original approval is for "multifamily residential units" without reference to a specific number of units.

PROPERTY OWNER Integral Partners Park Place Centre - Las Vegas, LLC Contact Sonny Bazbaz
Address 299 Park Avenue Phone: 2129406299 Fax: _____
City New York State NY Zip 10171
E-mail Address sbazbaz@fisherbrothers.com

APPLICANT Fisher Brothers Las Vegas LLC Contact Sonny Bazbaz
Address 299 Park Avenue Phone: 2129406299 Fax: _____
City New York State NY Zip 10171
E-mail Address sbazbaz@fisherbrothers.com

REPRESENTATIVE Lionel Sawyer & Collins, Ltd. Contact Greg Borgel / Lucas Tucker
Address 300 South Fourth Street, #1500 Phone: 383-8888 Fax: 383-8845
City Las Vegas State NV Zip 89101
E-mail Address ltucker@lionelsawyer.com

Property Owner Signature* [Signature]

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

Print Name WINSTON FISHER

Subscribed and sworn before me

This 8TH day of OCTOBER, 2010

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

DONALD WALDAUER
Notary Public, State of New York
No. 01WA9502160
Qualified in New York County
Commission Expires June 30, 2014

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-39988</u>
Meeting Date:	<u>12/1/10</u>
Total Fee:	<u>300.00</u>
Date Received:	<u>10/21/10</u>
Received By:	<u>LH/M</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.

f:\depot\Application Packet\Application Form.pdf 11/1/2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-39988** APN: 162-08-418-002

Name of Property Owner: Integral Partners Park Place Centre-Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas LLC

Name of Representative: Greg Borgel, Lucas Tucker, and attorneys at Lionel Sawyer & Collins.

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: WINSTON FISHER

Subscribed and sworn before me

This 8TH day of OCTOBER, 2010

Donald Waldauer
Notary Public in and for said County and State

Revised 11-14-06
DONALD WALDAUER -
Notary Public, State of New York
No. 01WA9502160
Qualified in New York County
Commission Expires June 30, 2014

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MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY



January 7, 2004

Mr. Alberto Jauregui
Fletcher Jones Sr. Trust, et al
175 East Reno Avenue, Suite C-6
Las Vegas, Nevada 89119

RE: SUP-3100 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
RELATED TO GPA-3005 & ZON-3007

Dear Mr. Jauregui:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Special Use Permit for MULTIFAMILY RESIDENTIAL UNITS on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001). The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-3005) to an SC (Service Commercial) land use designation, a Rezoning (ZON-3007) to C-1 (Limited Commercial) zoning district, and a Site Development Review (SDR 3101).
2. Approval of a text amendment allowing residential uses in commercial districts outside of the Downtown Las Vegas Redevelopment Area.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

4. All site-related conditions of approval of Zoning Reclassification ZON-3007 and Site Development Plan Review SDR-3101 shall apply.

Sincerely,

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

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

cc: See Attached List

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-6/03

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JUL 21 2010

EOT-39988

Mr. Alberto Jauregui
Page Two - SUP-3100
January 7, 2004

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

Mr. Carlos Huerta
B.S.R.
42 Candlewyck Drive
Henderson, Nevada 89052

Mr. Carlos Huerta
Go Global Commercial Real Estate
42 Candlewyck Drive
Henderson, Nevada 89052

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OCT 21 2010

EOT-39988

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Home

Information
CenterElection
CenterBusiness
CenterLicensing
Center

My Data Reports Business Entity Search 1

INTEGRAL PARTNERS PARK PLACE CENTRE - LA

New Search

Printer Friendly

Business Entity Information

Status:	Active	File Date:	11/01
Type:	Foreign Limited-Liability Company	Entity Number:	E076
Qualifying State:	DE	List of Officers Due:	11/30
Managed By:		Expiration Date:	
NV Business ID:	NV20051699030	Business License Exp:	11/30

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	502 E
Address 2:		City:	CAR
State:	NV	Zip Code:	8970
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

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

RECEIVED

Financial Information

OCT 21 2010

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

Officers**Managing Member - WINSTON FISHER C/O FISHER BROTHERS**

Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	

Managing Member - RANCHO ROAD LLC C/O FISHER BROTHERS

Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	

Actions\Amendments

[Click here to view 13 actions\amendments associated with this company](#)

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101 N Carson Street Suite 3 Carson City, NV 89701 | (775) 684-5708
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LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA

300 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

October 21, 2010

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)

JON R. COLLINS
(1923-1987)

RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TUDTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN

ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. MCGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. MCCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
JOHN M. NAYLOR
WILLIAM J. MCKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III

MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. MARKWELL
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DIMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT
ROBERT W. HERNQUIST
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MDHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON
JING ZHANG
JOHN D. TENNERT

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS
MARK A. CLAYTON

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER
(702) 383-8872
LTUCKER@LIONELSAWYER.COM

Via Hand Delivery

City of Las Vegas Planning and Development

731 S. Fourth Street

Las Vegas, NV 89101

Re: **Request for Extension of Time for Approval of Rezoning ZON -3007, Site Development Plan Review SDR-3101, and Special Use Permit SUP-3100 (collectively the "Approvals") re: A.P.N. 162-08-418-002 (the "Property").**

Dear Sir / Madam:

Lionel Sawyer & Collins represents Fisher Brothers Las Vegas LLC (the "Applicant") with respect to the Approvals described above. Due to the economic climate, the Applicant respectfully requests an extension of time for the entitlements granted with these Approvals. This Property remains an appropriate location for this type of project with the proximity to I-15 and Sahara Avenue and there have been no substantial changes in the area.

Thank you for your consideration of this request.

Sincerely,



On Behalf of Applicant

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EOT-39988

Document2

RENO OFFICE: 1180 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8888 • FAX (775) 788-8882

CARSON CITY OFFICE: 418 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 851-2115 • FAX (775) 841-2119

APN: 162-08-418-002

Affix R.P.T.T. \$

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
INTEGRAL PARTNERS PARK PLACE CENTRE
LAS VEGAS, LLC
C/O INTEGRAL PARTNERS, LLC
160 NEWPORT CENTER DRIVE, SUITE 240
NEWPORT BEACH, CA 92660
ATTN: CRAIG MANCHESTER

ESCROW NO: 05127655-079-TL

20051121-0002956

Fee: \$18.00

RPTT: \$255,000.00

N/C Fee: \$0.00

11/21/2005

13:33:23

20050211470

Requestor:

CHICAGO TITLE

Frances Deane

Clark County Recorder

DG1

Pgs 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That

BSR Vegas Condos, LLC, a Nevada limited liability company

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

Integral Partners Park Place Centre-Las Vegas, LLC, a Delaware limited liability company

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

See Exhibit A attached hereto and made a part hereof.

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 17th day of November, 2005.

SELLERS:

BSR Vegas Condos, LLC, a Nevada limited liability company

By: Carlos Huerta, Manager

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ESCROW NO: 05127655-079-TL

STATE OF NEVADA

)
) ss.

COUNTY OF Clark

On this November 17, 2005
appeared before me, a Notary Public,
Carlos Huerta, Manager of BSR Vegas Condos, LLC

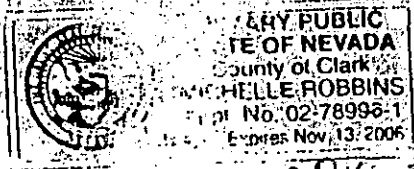
personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Michelle Robbins
Notary Public

My commission expires: 11/13/06

COPY

Michelle Robbins



exp. exp. NOV. 13, 2006

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Exhibit A

Being a portion of the South Half (S ½) of the Southwest Quarter (SW ¼) of Section 8, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 8, being marked with a railroad spike at the point of intersection of Sirius Avenue and Rigel Avenue; Thence South 01°45'45" West, a distance of 30.00 feet, to a point on the Southerly right-of-way of Sirius Avenue (60.00 feet in width), being the **POINT OF BEGINNING**.

Thence along said right-of-way of Sirius Avenue, South 88°51'16" East a distance of 171.27 feet, to the beginning of a curve concaved to the Southwest having a radius of 20.00 feet; Thence Southeasterly along said arc through a central angle of 106°47'36", for an arc length of 37.28 feet; to the beginning of a reverse curve concaved to the Southeast having a radius 5158.00 feet, a radial line through said beginning of reverse curve bears South 72°03'40" East; Thence Southwesterly along said arc through a central angle of 12°02'38", for an arc length of 1084.23 feet; to the beginning of a non-tangent curve concaved to the Northwest having a radius 50.00 feet and to which beginning a radial line bears South 58°09'22" East; Thence Southwesterly along said arc through a central angle of 26°53'28", for an arc length of 23.47 feet to the beginning of a compound curve concaved to the Northwest having a radius of 918.50 feet; Thence Southwesterly along said arc through a central angle of 21°50'28" for an arc length of 350.13 feet; Thence North 05°19'47" East, a distance of 742.13 feet; Thence North 84°37'07" West, a distance of 394.11 feet; Thence North 00°00'52" East, a distance of 479.15 feet, to the Southerly right-of-way of Sirius Avenue; Thence along said right-of-way line South 87°36'09" East, a distance of 700.39 feet, to the **POINT OF BEGINNING**.

Said land is also Lot One Dash Two (1-2) of that Record of Survey on file in File 139, Page 54, in the Office of the County Recorder of Clark County, Nevada.

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State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

a) 162-08-418-002

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property

\$50,000,000.00

Deed in Lieu of Foreclosure Only (Value of property): _____

Transfer Tax Value:

\$50,000,000.00

Real Property Transfer Tax Due:

\$ 255,000.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Manager/Grantor

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: BSR Vegas Condos, LLC

Address: 3980 Howard Hughes Pkwy., #550

City: Las Vegas

State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Integral Partners Park Place

Centre-Las Vegas, LLC, c/o Integral Partners

Address: 160 Newport Center Drive, Ste 240

City: Newport Beach

State: CA Zip: 92660

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

Print Name: Chicago Title

Escrow #: 05127655-079

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

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

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Signature _____

Capacity _____

Signature _____

Capacity _____ Grantee _____

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(REQUIRED)

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State: NV

Zip: 89109

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(REQUIRED)

Print Name: Integral Partners Park Place

Centre-Las Vegas, LLC, c/o Integral Partners

Address: 160 Newport Center Drive, Ste 240

City: Newport Beach

State: CA

Zip: 92660

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

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Escrow #: 05127655-079

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

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