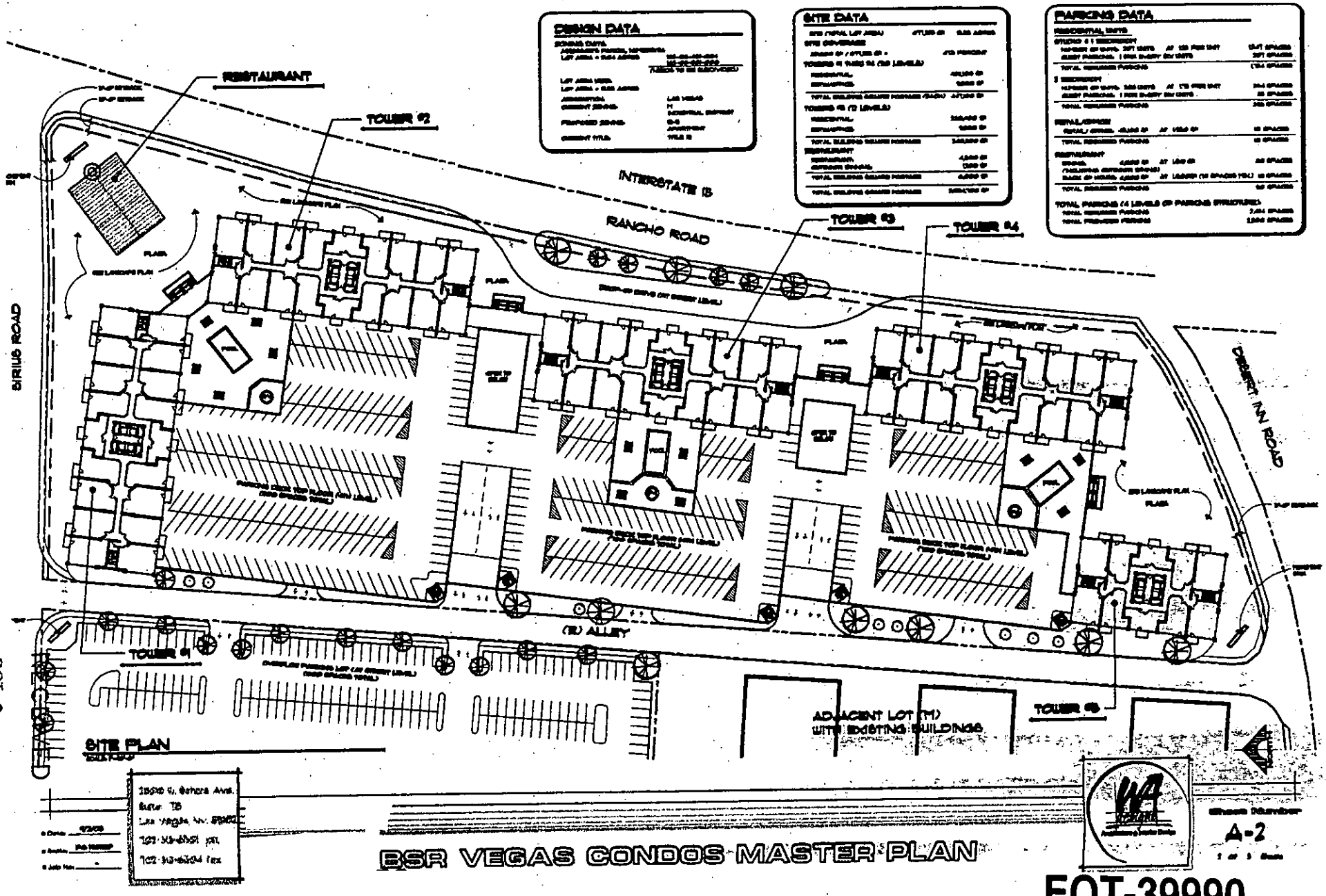


OCT 21 2010

EOT-39990

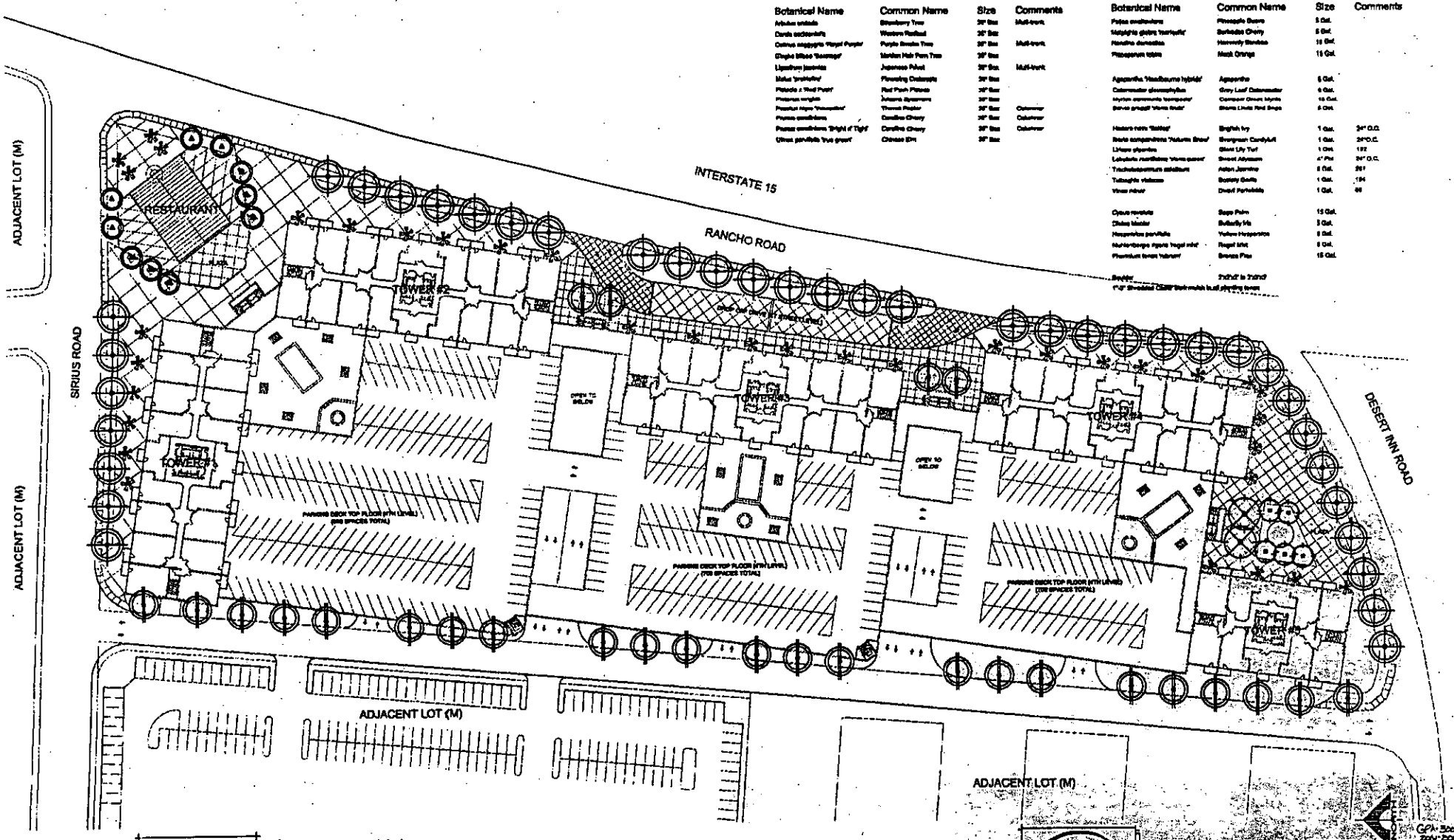
SUGGESTED PLANT PALETTE

Botanical Name	Common Name	Size	Comments
Arbutus unedo	Strawberry Tree	36" Box	Multi-trunk
Cercis occidentalis	Western Redbud	36" Box	
Cercus reticulatus 'Royal Purple'	Purple Smoke Tree	36" Box	Multi-trunk
Chitalpa tashkentensis	Modesto Hale Pink Tree	36" Box	
Lagerstroemia indica	Japanese Privet	36" Box	Multi-trunk
Malus 'Prairifire'	Flowering Crabapple	36" Box	
Pistache x 'Red Push'	Red Push Pistache	36" Box	
Prosopis velutina	Velvetpod Mesquite	36" Box	
Prunus cerasifera 'Thundercloud'	Thundercloud Plum	36" Box	Columnar
Prunus cerasifera	Cerasifera Cherry	36" Box	Columnar
Prunus cerasifera 'Bright n' Tight'	Cerasifera Cherry	36" Box	Columnar
Ulmus parvifolia 'Evergreen'	Chinese Elm	36" Box	

Botanical Name	Common Name	Size	Comments
Feijoa sellowiana	Pineapple Guava	5 Gal.	
Malpighia glabra 'Barbados'	Barbados Cherry	5 Gal.	
Nandina domestica	Heavenly Bamboo	15 Gal.	
Pittosporum tobira	Mock Orange	15 Gal.	
Agapanthus 'Headbourne hybrids'	Agapanthus	5 Gal.	
Calamagrostis glaucophylla	Grey Leaf Calamagrostis	5 Gal.	
Myrtus communis 'compacta'	Compact Green Myrtle	15 Gal.	
Senecio greggii 'Alma Wade'	Alma Linda Red Sage	5 Gal.	
Hedera helix 'Baltica'	English Ivy	1 Gal.	24" O.C.
Sedum sarmentosum 'Autumn Show'	Stringcrown Candytuft	1 Gal.	24" O.C.
Liriope spicata	Silent Lily Turf	1 Gal.	12"
Lobularia maritima 'Alma queen'	Sweet Alyssum	4" Pot	24" O.C.
Trachelospermum asiaticum	Asian Jasmine	5 Gal.	36"
Tulbaghia violacea	Society Garlic	1 Gal.	18"
Vinca minor	Dwarf Periwinkle	1 Gal.	48
Cycus revoluta	Sago Palm	15 Gal.	
Dietes bicolor	Butterfly Iris	5 Gal.	
Hesperaloe parviflora	Yellow Hesperaloe	5 Gal.	
Muhlenbergia rigens 'Regal mist'	Regal Mist	5 Gal.	
Phormium tenax 'Variegatum'	Bronze Flax	15 Gal.	

Mulch: 2"x2"x2" to 2"x2"x2"

*"Or Shredded CCMR Bark mulch in all planting areas



2800 W. Sahara Ave.
Suite 1B
Las Vegas, Nv. 89102
702-313-6501 ph.
702-313-6504 fax.

SITE PLAN

BSR VEGAS CONDOS MASTER PLAN

4/2/08
1" = 40'

WA Design
Architecture & Interior Design

W R G
DESIGN INC.
2300 Corporate Circle, Ste 400 Henderson, NV 89074
Tel. 702.990.8300 Fax. 702.990.8305

Sheet Number
LS-1
1 of 1 Sheets

STAFF

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EOT-39990

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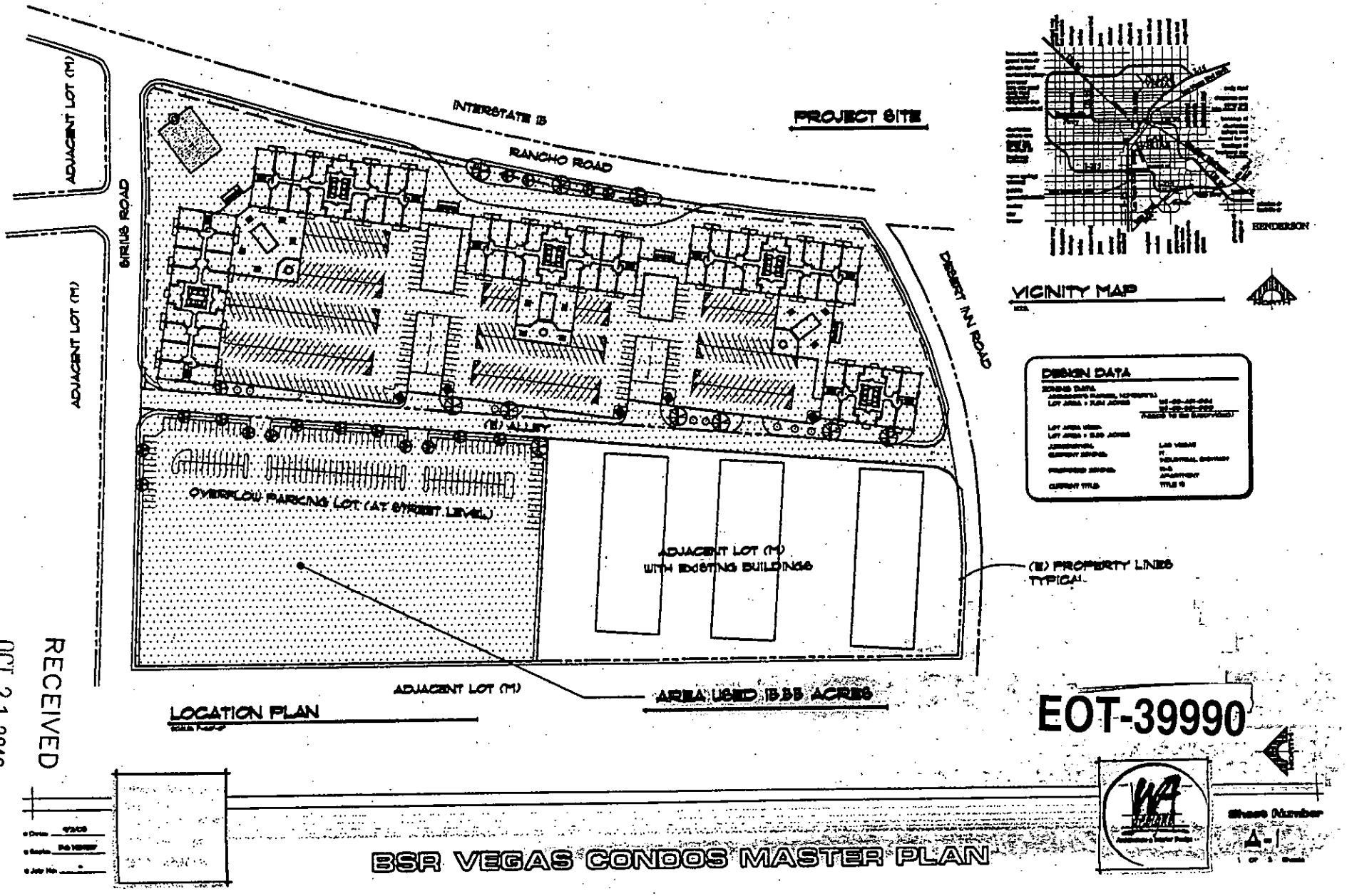

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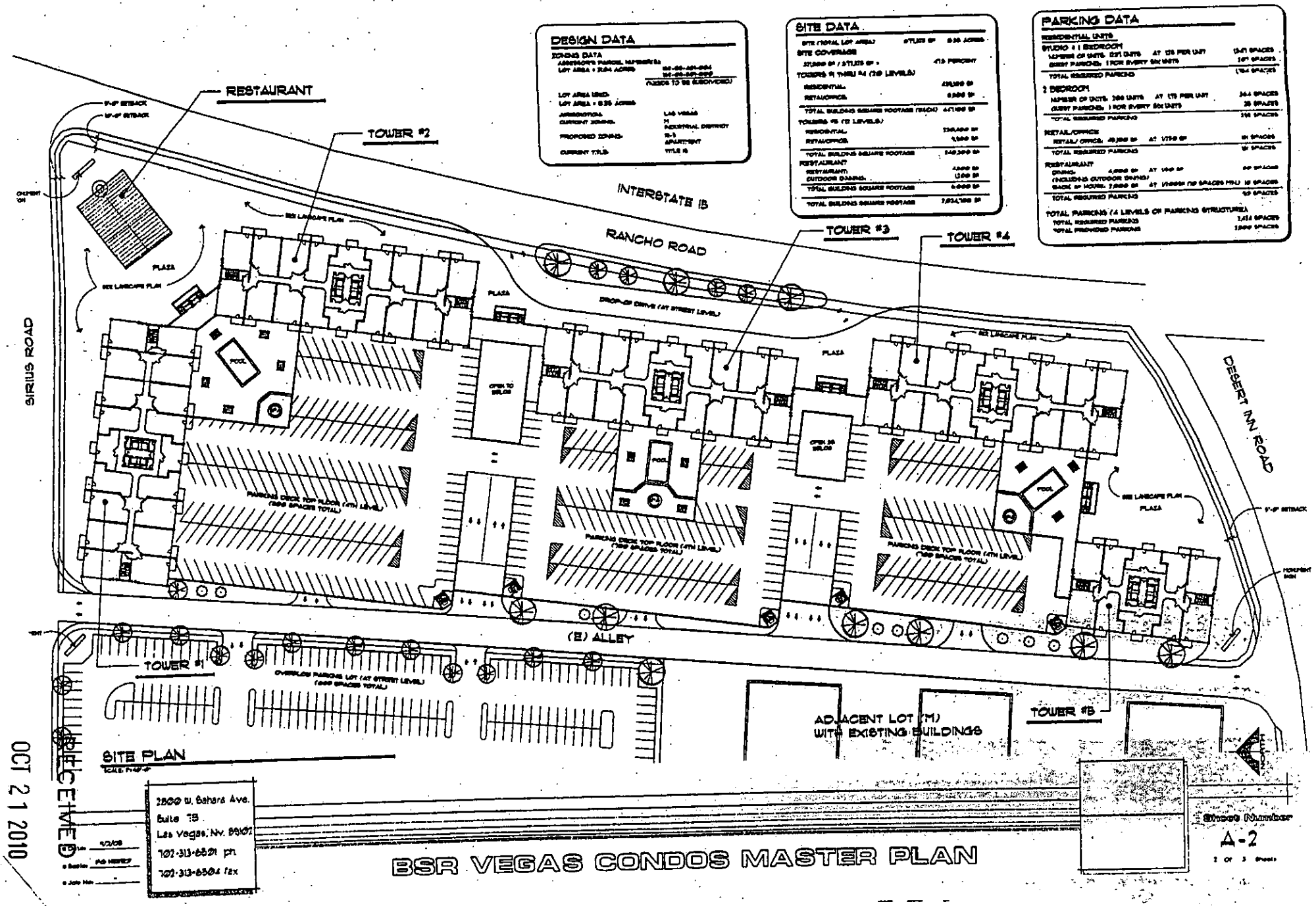

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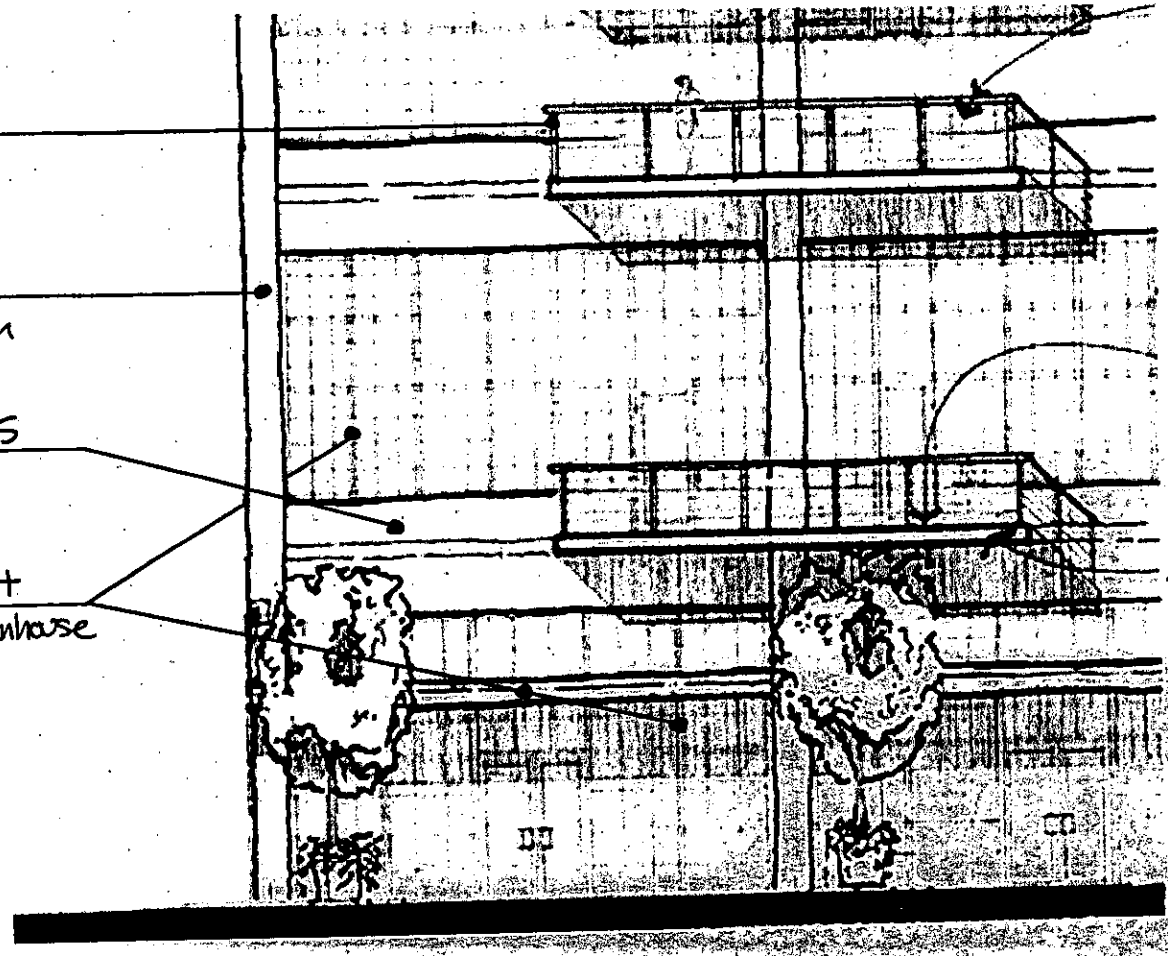
PAINT SELECTIONS

Guardrails
Color: Village blue

Vert. columns
Color: Onionskin Tan

Horz. Spandrels
Color: copper penny

Window frames +
Canopy. color: Greenhouse



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DSR VEGAS CONDOS

Unfi designs
Architecture

EOT-39990

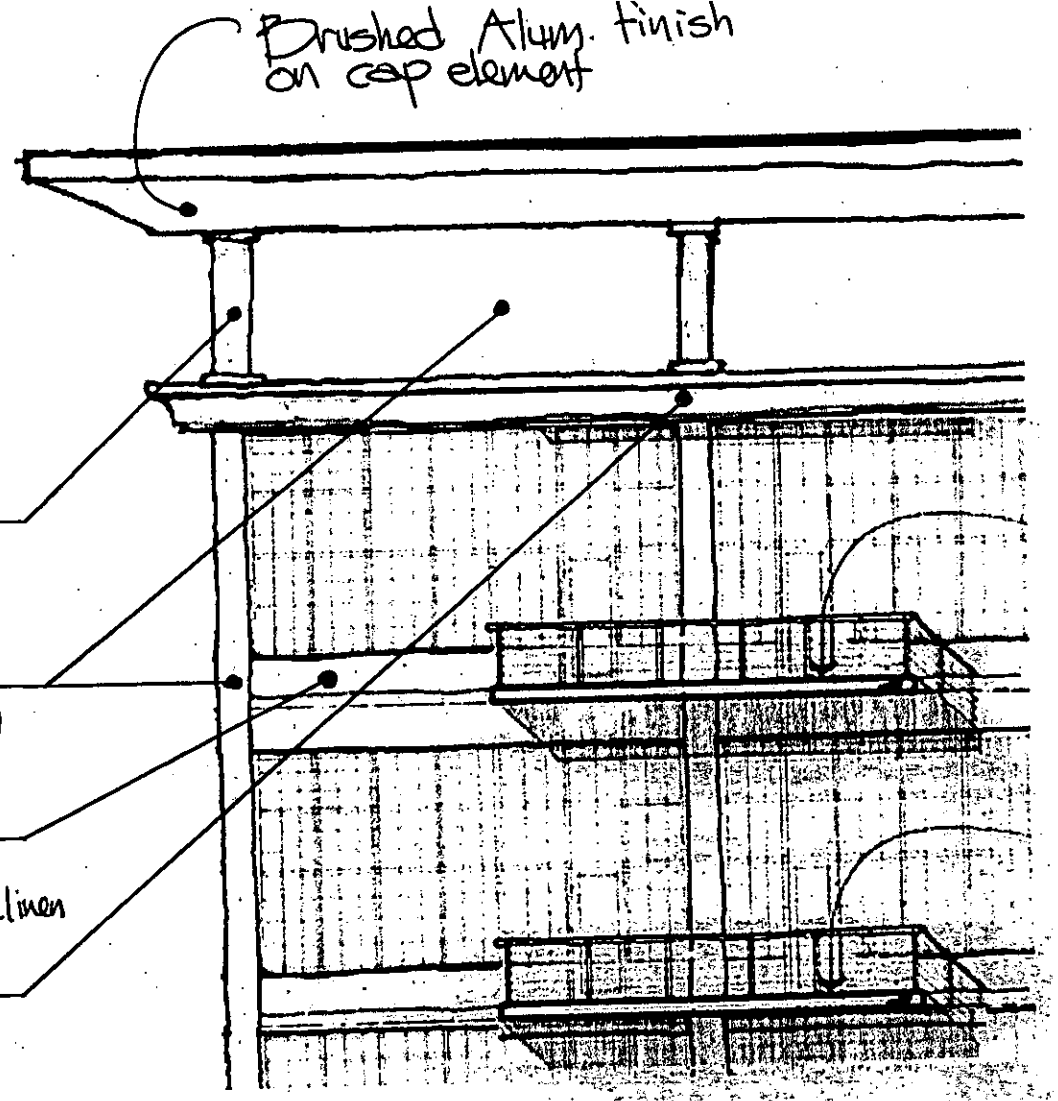
PAINT SELECTIONS

Columns
Color: Old redwood

Vert. columns
(mech. screen material)
Color: onionskin Tan

Horz. Spandrels
(top 2 floors only)
Color: Antique linen

Cornice cap.
Color: Village blue



BSR VEGAS CONDOS

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WA designs
Architecture

EOT-39990

City of Las Vegas
...NSEN CLAIM FOR REFUND FORM

10/27/10
Date prepared

Invoice # : _____
(Invoice # assigned by Finance)

DARLINE REEDER, OSII
Preparer's name

Service Address: _____

Refund Amount: 300.00

RANCHO ROAD LLC
Payee Name

ATTN: MARIANNE RAISAG
Attention to:

299 PARK AVENUE
Address

NEW YORK, NY 10171
City, State, Zip Code

Return of Cash Bond?
(click below for "Yes" "No" options)
No

For the following : EOT-39990
(Application Number and Template Type)

Reason for Refund:
SITE IS ALREADY HARD-ZONED - EXTENSION OF TIME NOT NEEDED.

Claimant Signature

Phone Number

Original Forms must be submitted - no fax copies will be accepted.

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

Authorized By

Title

Date

I certify this demand amount is due the claimant:

Authorized By

DOUG RANKIN, AICP, PLANNING MANAGER
Title

27 DCTOBER, 2010
Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning			0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)		100%	0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded: **300.00**

Darline Reeder

From: Lucas Tucker [ltucker@lionelsawyer.com]
Sent: Wednesday, October 27, 2010 10:28 AM
To: Darline Reeder
Subject: RE: Refund of Extension of Time

Hi Darline,
The check was issued by Rancho Road LLC, address 299 Park Avenue, New York NY 10171. The check number is 004496. The refund should be issued in the name of Rancho Road LLC. I can pick up the check when it's ready, or if you are required to send it to the payee, then you could send it to that address, to the attention of Marianne Raisag. If you send the check directly, please let me know when it goes out, so that I can inform my client to expect it.

Thank you, Lucas

Lucas J. Tucker
Lionel Sawyer & Collins, Ltd.
300 S. 4th Street, #1700
Las Vegas, NV 89101
(702) 383-8872
ltucker@lionelsawyer.com

From: Darline Reeder [mailto:dreeder@LasVegasNevada.GOV]
Sent: Wednesday, October 27, 2010 10:14 AM
To: Lucas Tucker
Subject: Refund of Extension of Time

As EOT-9990 is not needed for the zoning extension on ZON-3007, your client, Fisher Brothers Las Vegas LLC, will be getting a refund of the $300.00 submitted for the application.
However, in order to start the process, I will need to know what company submitted the check, the check number, copy of the check if available, to whom the refund should be sent, and the current address.
Please direct your response to me, email below, or to the department fax, 385-7268. I would like to get this started.

Thank-you,

Darline Reeder, OSII
City of Las Vegas
Planning & Development
702.229.4605
dreeder@lasvegasnevada.gov

This e-mail message is a confidential communication from the law firm of Lionel Sawyer & Collins and is intended only for the named recipient(s) above and may contain information that is a trade secret, proprietary, privileged or attorney work product. If you have received this message in error, or are not the named or intended recipient(s), please immediately notify the sender at 702-383-8888 and delete this e-mail message and any attachments from your workstation or network mail system.

Darline Reeder

From: Andy Reed
Sent: Thursday, October 21, 2010 12:44 PM
To: Darline Reeder
Subject: refund request

EOT-39990. Site has been hard-zoned. Application not necessary.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Request Extension of Time for approved ZON-3007

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 _____

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* _____

*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, 20 10.

Donald Waldauer

Notary Public in and for said County and State

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 #	EOT-39990
Meeting Date:	12-1-10
Total Fee:	300.00
Date Received:*	10/21/10
Received By:	LHM

*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.

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Revised 10/27/08

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

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

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 TOUTON
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 O. COUVILLIER III

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ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. MARKWELL
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JENNIFER J. DiMARZIO
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SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER

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KELLY R. KICHUNE
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON
JING ZHAO
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

October 21, 2010

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-39990

Document2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-39990** 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 swom before me

This 8TH day of OCTOBER, 2010

Donald Waldauer

Notary Public in and for said County and State

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

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:	11/3(
Managed By:		Expiration Date:	
NV Business ID:	NV20051699030	Business License Exp:	11/3(

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:	Activ

View all business entities under this registered agent

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Financial Information

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

101 N Carson Street Suite 3 Carson City, NV 89701 | (775) 684-5708
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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 DGI
Clark County Recorder Pgs: 5

COPY

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

Carlos Huerta

By: Carlos Huerta, Manager

Assessor's Copy

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OCT 21 2010

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

Michelle Robbins

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHELLE ROBBINS
No. 02-78996-1
Expires Nov 13, 2006

exp. EXP. NOV. 13, 2006

COPY
ASSESSOR

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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.

Assessor's Copy

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OCT 21 2010

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'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other _____

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

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

Signature [signature] Capacity Manager/Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: BSR Vegas Condos, LLC	Print Name: Integral Partners Park Place Centre-Las Vegas, LLC, c/o Integral Partners
Address: 3980 Howard Hughes Pkwy., #550	Address: 160 Newport Center Drive, Ste 240
City: Las Vegas	City: Newport Beach
State: NV Zip: 89109	State: CA Zip: 92660

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

Print Name: Chicago Title
Address3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89109

Escrow #:05127655-079

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

COPY
ASSESSOR'S COPY

RECEIVED 2954
OCT 21 2010

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

   a) 162-08-118-002

   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'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other _____

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

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

Signature _____ Capacity _____
Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: BSR Vegas Condos, LLC	Print Name: Integral Partners Park Place Centre-Las Vegas, LLC, c/o Integral Partners
Address: 3980 Howard Hughes Pkwy., #550	Address: 160 Newport Center Drive, Ste 240
City: Las Vegas	City: Newport Beach
State: NV Zip: 89109	State: CA Zip: 92660

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

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

Escrow #: 05127655-079

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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Copy
Assessor's Copy

041004

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

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

VOICE 702.229.6011
TTY 702.388.9108
www.ci.las-vegas.nv.us

66112-012-6/03

January 7, 2004

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

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

Dear Mr. Jauregui:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Rezoning FROM: M (Industrial) TO: C-1 (Limited Commercial) Zone 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 LI/R (Light Industry/Research) land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

5. Construct all incomplete half-street improvements on Sirius Avenue adjacent to this site concurrent with development of this site.

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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7. Contact the Clark County Reclamation District to coordinate the sewer service at this site through their office.

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

9. A Drainage Plan and Conceptual Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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

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

EOT Application

Report Date 10/27/2010 02:09 PM Submitted By

A/P # 39990 EXTENSION OF TIME

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	10/21/2010 11:08	300.00
	Total Unpaid	0.00	Total Paid 300.00

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

No children exist for this project

Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours

No Log Entries