

APN: 139-34-401-012
C-2 (Office)

135'0" P.L.

S. Las Vegas Blvd

P.L.

SUBJECT SITE
THE VERDICT'S INN
SUITE 110

Courtyard

3-Story Apartments
L'Octaine

Courtyard

P.L.

Gass Ave.

225'0" P.L.

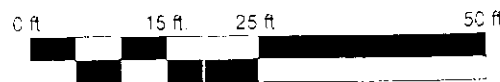
Alley - ROW

P

P



Verdict's Inn – Site Plan



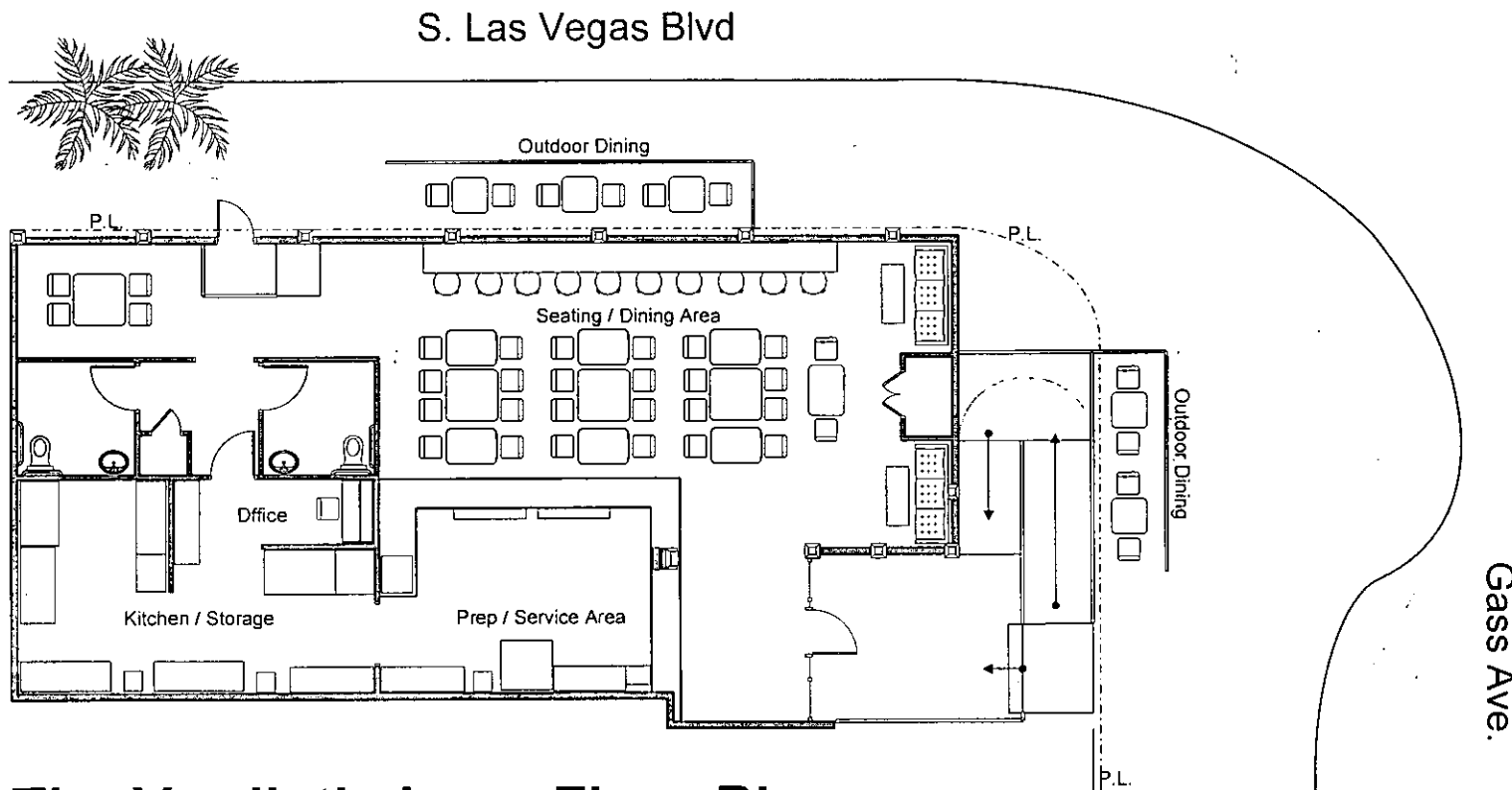
Legend

APN: 139-34-401-006

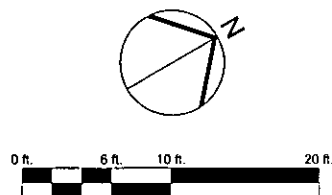
Address: 801 S. Las Vegas Blvd -110

Zoning: C-2 (General Commercial)

SUP-40169
SDR-40170
REVISED



The Verdict's Inn – Floor Plan



Floor Plan Legend:

Restaurant Area – 1,162 SF	Address – 801 S. Las Vegas Blvd -110
Kitchen / Back of House – 741 SF	APN: 139-34-401-006
Outdoor Dining – 200 SF	Zoning: C-2 (General Commercial)
Total – 2,103 SF	Parking Provided – 3
	Parking Required – 31

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City of Las Vegas
SDR-40170

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REQUESTED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

— PARCEL BOUNDARY

— SUBD BOUNDARY

--- ROAD EASEMENT

--- PM/LD BOUNDARY

--- NON-PARCEL LOT LINE

--- WATCH LINE / LEADER LINE

--- ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE OR VALUE 35

PARCEL NUMBER 001

ACREAGE 1.90

PARCEL SUB/SEQ NUMBER 202

PLAT RECORDING NUMBER PB 25-45

BLOCK NUMBER 5

LOT NUMBER 5

GOV. LOT NUMBER GL5

T20S R61E

R60E	R61E	R62E
125	124	123
138	139	140
163	162	161

Scale: 1"=200'

34

4	5	6	7	8
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35

Rev: 08/26/09

S 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

139-34-4





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NOV 05 2010

City of Las Vegas

TAX DIST 203

City of Las Vegas
ANSEN CLAIM FOR REFUND FORM

Date prepared _____

Invoice # : _____
 (Invoice # assigned by Finance)

DARLINE REEDER, OSII
 Preparer's name

Service Address: _____

Refund Amount: 500.00

ONCE UPON A STAR PRODUCTIONS, INC.
 Payee Name

MAGGIE CUPP
 Attention to:

209 S. STEPAHNIE STREET, SUITE B268
 Address

HENDERSON, NV 89012
 City, State, Zip Code

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

No

For the following : SDR-40170
 (Application Number and Template Type)

Reason for Refund:
 SITE DEVELOPMENT REVIEW NOT NEEDED; THE NEEDED
 MINOR REVIEW WILL BE COVERED BY A SPECIAL USE
 PERMIT APPLICATION

 Claimant Signature

 Phone Number

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

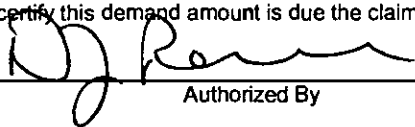
BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By _____


 Authorized By

Title _____

DOUG RANKIN, AICP, PLANNING MANAGER
 Title

 Date

16 NOVEMBER, 2010
 Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	500.00	100%	500.00	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: 500.00

Darline Reeder

From: Steve Gebeke
Sent: Tuesday, November 09, 2010 11:17 AM
To: Darline Reeder; Carman Burney
Cc: Romeo Gumarang; Tom Burkart
Subject: Refund of SDR-40170

Please refund all fees associated with SDR-40170 (Verdict's Inn). SUP-40169 will suffice for the minor review required by the DTCP.

Romeo – ensure that all DTCP req's for outdoor seating in ROW are met in the SUP (add condition for compliance).

Tom – are you going to contact the applicant to explain this, per our meeting this am?

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Maggie Cupp [mailto:maggiedcupp@gmail.com]

Sent: Monday, November 15, 2010 1:37 PM

To: Darline Reeder

Subject: Re: refund of SDR-40170

Refund for The Verdict's Inn permit refund

The check was from ONCE UPON A STAR PRODUCTIONS, INC. So that is who the check should be made back out to.

Attention myself, Maggie Cupp

209 S. Stephanie Street

Suite B268

Henderson, NV 89012

Thanks

Thank you and let me know what else you need.

All the best,

Maggie Cupp

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-40170

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
11/05/2010

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

SDR-40170 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT: THE VERDICT'S INN - OWNER: L'OCTAINE LIMITED PARTNERSHIP - Request for a Site Development Plan Review TO ADD 200 SQUARE FEET OF OUTDOOR SEATING TO AN EXISTING 1,903 SQUARE-FOOT RESTAURANT on 0.70 acres at 801 South Las Vegas Boulevard (APN 139-34-401-006), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MINOR REVIEW ADMINISTRATIVE: **DECEMBER 1, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **NOVEMBER 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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Pre-Application Conference		
Item Required		
YES	NO	

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST

APPLICATION PACKET

☒	☐	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications") MINOR REVIEW for outdoor seating in the DTCP area
☒	☐	Grant deed and legal description	
☒	☐	Detailed justification letter	
☒	☐	Original meeting notes and checklist signed by planner	
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 500.00 Total	
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance (PRS)	
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements	
☐	☒	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)	

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

SITE PLAN

☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6
☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1
☒	☐	All building setbacks labeled	NOTES:	
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized:		
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0
☐	☒	North arrow, scale, and vicinity map	Colored, Rolled Plans:	0
☐	☒	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	0
☐	☒	All required perimeter landscape planters shown	NOTES:	
☐	☒	All required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover		

BUILDING ELEVATIONS

☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0
☐	☒	Scale and building dimensions labeled	Colored, Rolled Plans:	0
☐	☒	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	0
☐	☒	All building materials and colors noted	NOTES:	
☐	☒	8" x 10" photo of original color and material board		
☐	☒	All wall sign locations shown and sizes noted		

FLOOR PLANS

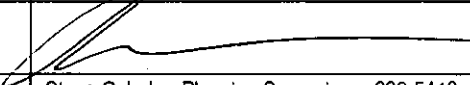
☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
☐	☒	Scale and building dimensions labeled	Rolled Plans:	1
☐	☒	All building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	1
☐	☒	Use of all rooms noted/labeled	NOTES:	
☐	☒	Maximum Occupancy (per I.B.C.)		
☐	☒	Seating Capacity (where applicable)		

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NOV 05 2010

City of Las Vegas

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant:	L'Octaine, LP / Verdict's Inn	Application Type:	Site Development Plan Review
Representative:	Maggie Culp	Application Purpose:	Outdoor Seating in DTCP
APN:	13934401000	Site Location:	801 S. Las Vegas Blvd
Planner's Signature:		Pre-App. Meeting Date:	10/19/10
Planner:	Steve Gebeke, Planning Supervisor - 229-5410	Submittal Deadline:	11/02/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	12/16/10 PC - 01/19/11 CC - Cycle 10 

Minor Review R67

Report Date 11/05/2010 12:39 PM

Submitted By

Page 1

A/P # 40170 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/05/2010 09:09	982998	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

SDR-40170 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT: THE VERDICT'S INN - OWNER: L'OCTAINE LIMITED PARTNERSHIP - Request for a Site Development Plan Review TO ADD 200 SQUARE FEET OF OUTDOOR SEATING TO AN EXISTING 1,903 SQUARE- FDOT RESTAURANT on 0.70 acres at 801 South Las Vegas Boulevard (APN 139-34-401-006), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P #

Project # 40170 Project/Phase Name THE VERDICT'S INN Phase #
Size/Area 0.69 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934401006

Location

Owner/Tenant

Contact ID AC646107 Name L'OCTAINE L P Organization
Mailing Address P O BOX 6950 State/Province CA
City SAN DIEGO Country ☐ Foreign
ZIP/PC 92106-2263 Evening Phone
Day Phone Mobile #
Fax

A/P Linked/Addresses

No Addresses are linked to this Application

Linked/Addresses

801 S LAS VEGAS BLVD
LAS VEGAS, 89101-

801 S LAS VEGAS BLVD 150
LAS VEGAS, 89101-

801 S LAS VEGAS BLVD 110
LAS VEGAS, 89101-

A/P Addressses

No Other Addresses are associated to this Application

Report Date 11/05/2010 12:39 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934401006

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC646107 ☐ Foreign
Effective Expire
Name L'OCTAINE L P
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address P O BOX 6950
1651 ROSECRANS ST
SAN DIEGO, CA 92106-2263
Seasonal Addr
Valid From - To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1837824 ☐ Foreign
Effective Expire
Name THE VERDICT'S INN
Day Phone (702)580-0080 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 801 S. LAS VEGAS BLVD
LAS VEGAS, NV 89101
Seasonal Addr
Valid From - To
Comments Maggie Cupp

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	11/05/2010 09:27	500.00
Total Unpaid	0.00	Total Paid	500.00

Inspections

There are no Inspections for this Report

Review Activities	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Review #								
Comments								

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By JMARSHALL Modified Date/Time 11/05/2010 09:08
Comments
Application and SOFI are not originals. The originals are in route, accept application per Supervisor Steve Gebeke.

Report Date 11/05/2010 12:39 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

N	Pre-Application Conference Checklist	Y	Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	N	Landscape Plan (1 Folded, 1 Rolled Color)
Y	Deed and Legal Description	N	Building Elevations (1 Folded, 1 Rolled Color)
Y	Justification Letter	Y	Floor Plan (1 Folded, 1 Rolled)
N	Color and Material Board	Y	Laser Print Site Plan
Y	DINA (Not Always Required)	Y	Laser Print Floor Plan
N	Statement of Financial Interest	Y	Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	---	-------------------------	---------------	------------	--------------	----------

No Conditions

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.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, Admin ADMIN

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

12/16/2010 ADMIN SCHEDULED

JMARSHALL 11/05/2010 JMARSHALL 11/05/2010

0 0 0

Report Date 11/05/2010 12:39 PM

Submitted By

Page 4

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	11/05/2010 09:29		0.00
TOM BURKART, 702.229.6853, ONCE UPON A STAR PRODUCTIONS INC CK 1366					

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	982998	11/05/2010 09:08	11/05/2010 09:08	0.00
Application and SOFI are not originals. The originals are in route, accept application per Supervisor Steve Gebeke.					

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MINOR SITE PLAN REVIEW
Project Address (Location): 801 S. LAS VEGAS BLVD #110
Project Name: THE VERDICT'S INN Proposed Use: Beer/Wine/On-site
Assessor's Parcel #(s): 139-34-401-006 Ward #: 3 ROOSE OUTDOOR DINING
General Plan: existing MCM proposed --- Zoning: existing C-2 proposed ---
Commercial Square Footage: 1,903 Floor Area Ratio: N/A
Gross Acres: .69 Lots/Units: 1 Density: N/A
Additional Information: TO ADD ON OUTDOOR SEATING + DINING IN CONJUNCTION W/ A RESTAURANT W/ BEER + WINE SALES

PROPERTY OWNER L'Octaine Urban Housing, LLC Contact: Jennifer Horn
Address: 1651 Rosecrans Street Phone: 619.283.5515 Fax: 619.280.3346
City: San Diego State: CA Zip: 92106
E-mail Address: jhorn@tomhombgroup.com

APPLICANT THE VERDICT'S INN Contact: MAGGIE CUPP
Address: 801 S. LAS VEGAS BLVD Phone: 5800080 Fax: ---
City: LAS VEGAS State: NV Zip: 89101
E-mail Address: ---

REPRESENTATIVE SAVED 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 James Scott Thurston Brown

Subscribed and sworn before me

This 4th day of November, 2010

see attached Calif. All-Purpose Acknowledgment form

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR - 40170 (Admin)</u>
Meeting Date:	<u>12/16/10</u>
Total Fee:	<u>\$500.00</u>
Date Received:*	<u>11/8/10</u>
Received By:	<u>Romeo</u>

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

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

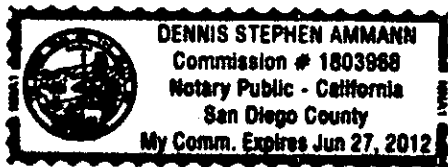
On November 4, 2010 before me, Dennis Stephen Ammann, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared James Scott Thurston Brown

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dennis Stephen Ammann

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application/Petition Form (Minor Site Plan Revision)

Document Date: undated Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40170** APN: 139-34-401-006
Name of Property Owner: James Scott Thurston Brown
L'Octaine Urban Housing, LLC
Name of Applicant: _____
Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: James Scott Thurston Brown

Subscribed and sworn before me

This 4th day of November, 20 10

see attached Calif. All-Purpose Acknowledgment form

Notary Public in and for said County and State

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

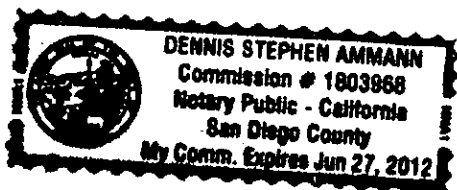
On November 4, 2010 before me, Dennis Stephen Ammann, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared James Scott Thurston Brown

Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dennis Stephen Ammann

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: undated

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

October 18, 2010

Ms. Margo Wheeler, Director
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

Ms. Wheeler:

Please accept the enclosed application for a Special Use Permit to allow the on-premise sale of beer & wine at the future home of the Verdict's Inn restaurant.

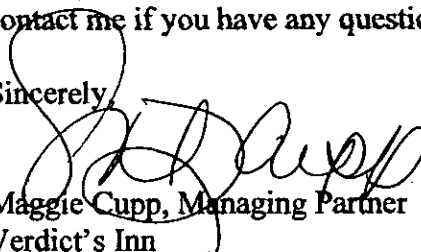
The Verdict's Inn will be located within Suite 110 at the La Octaine apartment complex; 801 S. Las Vegas Boulevard. The assessor's parcel number for the site is 139-34-401-006. This is the site of the former Potato Valley Café.

The site is currently zoned C-2 (General Commercial). The General Plan designation is MXU (Mixed-Use). The site is located within the Las Vegas Centennial Plan area.

Our site plan includes an area designated for outdoor seating per the Outdoor Dining standards listed within the Las Vegas Centennial Plan. The outdoor seating area will be used to provide seating for outdoor dining with beer/wine service in compliance with Title 6.

Thank you in advance for your consideration of this matter. Please contact me if you have any questions regarding this application.

Sincerely,



Maggie Cupp, Managing Partner
Verdict's Inn

RECEIVED

NOV 05 2010

City of Las Vegas

SDR-40170

L'OCTAINE LIMITED PARTNERSHIP

Business Entity Information

Status:	Active	File Date:	3/28/2000
Type:	Domestic Limited Partnership	Entity Number:	LP941-2000
Qualifying State:	NV	List of Officers Due:	3/31/2011
Managed By:		Expiration Date:	12/31/2050
NV Business ID:	NV20001139028	Business License Exp:	7/31/2011

Registered Agent Information

Name:	REGISTERED AGENT SOLUTIONS, INC.	Address 1:	4625 WEST NEVSO DR SUITE 2
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	CALIFORNIA	Status:	Active

Financial Information

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

Officers

☐ Include Inactive Officers

General Partner - LOCTAINE URBAN HOUSING			
Address 1:	PO BOX 6950	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	92166	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Certificate of Limited Partnership		
Document Number:	LP941-2000-001	# of Pages:	2
File Date:	3/28/2000	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	LP941-2000-003	# of Pages:	2
File Date:	5/24/2000	Effective Date:	
CERTIFICATE OF AMENDMENT FILED AMENDING GENERAL PARTNER. (2) PGS MXB			
Action Type:	Annual List		RECEIVED
Document Number:	LP941-2000-008	# of Pages:	1
File Date:	3/27/2001	Effective Date:	NOV 05 2010
(No notes for this action)			
Action Type:	Amendment		City of Las Vegas
Document Number:	LP941-2000-004	# of Pages:	2

File Date:	6/20/2001	Effective Date:	
CERTIFICATE OF AMENDMENT FILED AMENDING GENERAL PARTNER. (2)PGS. JEP			
Action Type:	Annual List		
Document Number:	LP941-2000-010	# of Pages:	1
File Date:	7/02/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP941-2000-009	# of Pages:	1
File Date:	3/07/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP941-2000-007	# of Pages:	1
File Date:	4/03/2003	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	LP941-2000-005	# of Pages:	1
File Date:	7/23/2003	Effective Date:	
CERTIFICATE OF AMENDMENT TO CERTIFICATE OF LIMITED PARTNERSHIP FILED AMENDING GENERAL PARTNER. (1) PG. PXE			
Action Type:	Amendment		
Document Number:	LP941-2000-006	# of Pages:	1
File Date:	12/12/2003	Effective Date:	
CERTIFICATE OF AMENDMENT FILED AMENDING LIMITED PARTNERS 1PG SBA			
Action Type:	Annual List		
Document Number:	LP941-2000-002	# of Pages:	1
File Date:	4/09/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050101040-43	# of Pages:	1
File Date:	3/21/2005	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20060105601-31	# of Pages:	2
File Date:	2/21/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070069811-14	# of Pages:	1
File Date:	1/31/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20070103268-69	# of Pages:	1
File Date:	2/13/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070603968-31	# of Pages:	1
File Date:	8/30/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20070848907-85	# of Pages:	1
File Date:	12/12/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080185281-75	# of Pages:	1

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NOV 07 2010

File Date: 3/17/2008		Effective Date:	
08-09			
Action Type: Reinstatement			
Document Number:	20100545657-05	# of Pages:	1
File Date:	7/23/2010	Effective Date:	
(No notes for this action)			
Action Type: Acceptance of Registered Agent			
Document Number:	20100545659-27	# of Pages:	1
File Date:	7/23/2010	Effective Date:	
(No notes for this action)			

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NOV 05 2010

City of Las Vegas

L'OCTAINE URBAN HOUSING LLC

Business Entity Information

Status:	Active	File Date:	3/21/2003
Type:	Domestic Limited-Liability Company	Entity Number:	LLC4102-2003
Qualifying State:	NV	List of Officers Due:	3/31/2011
Managed By:	Managers	Expiration Date:	3/21/2503
NV Business ID:	NV20031043061	Business License Exp:	7/31/2011

Registered Agent Information

Name:	REGISTERED AGENT SOLUTIONS, INC.	Address 1:	4625 WEST NEVSO DR SUITE 2
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	CALIFORNIA	Status:	Active

Financial Information

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

Officers

☐ Include Inactive Officers

Manager - J SCOTT BROWN			
Address 1:	PO BOX 6950	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	92166	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC4102-2003-001	# of Pages:	3
File Date:	3/21/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC4102-2003-003	# of Pages:	1
File Date:	5/06/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC4102-2003-002	# of Pages:	1
File Date:	4/01/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		

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City of Las Vegas

Document Number:	20050154176-81	# of Pages:	1
File Date:	4/27/2005	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20050310430-98	# of Pages:	1
File Date:	7/11/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060215057-68	# of Pages:	1
File Date:	4/04/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070171828-76	# of Pages:	1
File Date:	3/09/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20070848985-21	# of Pages:	1
File Date:	12/12/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080227966-52	# of Pages:	1
File Date:	3/31/2008	Effective Date:	
08-09			
Action Type:	Reinstatement		
Document Number:	20100545682-13	# of Pages:	1
File Date:	7/23/2010	Effective Date:	
(No notes for this action)			
Action Type:	Acceptance of Registered Agent		
Document Number:	20100545683-24	# of Pages:	1
File Date:	7/23/2010	Effective Date:	
(No notes for this action)			

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NOV 05 2010

City of Las Vegas

20031217
01151

State of Nevada

Declaration of Value

1. Assessor's Parcel Number(s)

a) 122-34-410-174

b)

c)

d)

2. Type of Property:

- a) ☒ Vacant Land
c) ☐ Condo/Townhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other

- b) ☐ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property: \$737,910.00
Deed in Lieu of Foreclosure Only (value of property): (0.00)
Transfer Tax Value: \$737,910.00
Real Property Transfer Tax Due: \$3,763.80

4. If Exemption Claimed:

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

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 2%

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

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: City of Las Vegas Redevelopment Agency
Address: 400 Las Vegas Boulevard South
City, State, Zip: Las Vegas, Nevada 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: L'Orealne Limited Partnership
Address: 211 North Eighth Street, Suite 203
City, State, Zip: Las Vegas, Nevada 89101-4209

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

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 00124526-079

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

RECEIVED

NOV 05 2010

City of Las Vegas

20031217
01151

State of Nevada

Declaration of Value

1. Assessor's Parcel Number(s)

a) 139-34-410-174

b)

c)

d)

2. Type of Property:

- a) ☒ Vacant Land
c) ☐ Condo/Townhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other

- b) ☐ Single Fam. Resi
d) ☐ 2-4 Ptex
f) ☐ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property:

\$737,910.00

Deed in Lieu of Foreclosure Only (value of property):

(0.00)

Transfer Tax Value:

\$737,910.00

Real Property Transfer Tax Due:

\$3,763.80

4. If Exemption Claimed:

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b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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Signature

[Signature]

Capacity

Signature

[Signature]

Capacity

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: City of Las Vegas Redevelopment Agency
Address: 400 Las Vegas Boulevard South
City, State, Zip: Las Vegas, Nevada 89101

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: L'Ostaine Limited Partnership
Address: 211 North Eighth Street, Suite 203
City, State, Zip: Las Vegas, Nevada 89101-4209

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

Print Name: United Title of Nevada

Escrow #: 00124526-079

Address: P.O. Box 70480

City/State/Zip: Las Vegas, Nevada 89170-0480

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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City of Las Vegas

20031217
01151

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

UNITED TITLE OF NEVADA

12-17-2003 10:26 STX

OFFICIAL RECORDS

BOOK/INSTR: 20031217-01151

PAGE COUNT: 6

FEE: 19.00
RPTT: 3,763.88

Grant, Bargain and Sale Deed

Recording Requested by:

City of Las Vegas
Redevelopment Agency

After Recording, Mail to:

Executive Director
City of Las Vegas Redevelopment Agency
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

When Recorded Mail Tax Statements To:
L'Octaine Limited Partnership
P.O. Box 6950
1651 Rosetrans Street
San Diego, CA 92106-2263
APN: 139-34-401-006

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged,

THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body, corporate and politic, of the State of Nevada (herein called "Grantor"), acting to carry out the Redevelopment Plan (herein called "Redevelopment Plan") for the Las Vegas Downtown Redevelopment Area, under the Community Redevelopment Law of the State of Nevada, hereby grants, bargains and sells to L'Octaine Limited Partnership, a Nevada limited partnership (herein called "Grantee"), pursuant to this Grant, Bargain and Sale Deed (herein called the "Deed") the real property (herein called the "Property") legally described in the document attached hereto, labeled Exhibit "A", and incorporated herein by this reference.

1. The Property is conveyed subject to the Redevelopment Plan and pursuant to a Disposition and Development Agreement entered into between the Grantor and the Grantee and dated May 16, 2001 and amended on April 16, 2003 and October 1, 2003 (collectively the Disposition and Development Agreement, and all amendments thereto, are herein referred to as the Disposition and Development Agreement), which requires that the Property be used for a 51-unit mixed income apartment project, of which 5 units will be for households with incomes at or below 50% of the area median income, 36 units shall be for households with incomes at or below 60% of the area median income, and the balance shall be market rate units; provided, however, that in the event of a foreclosure, deed in lieu of foreclosure or other realization upon the Property by any Senior Lender or provider of a Credit Enhancement facility (as defined in the

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Disposition and Development Agreement), the foregoing specific affordability mix of units (i.e., 5 units at 50% of median income and 36 units at 60% of median income) shall not apply. The Property is also conveyed subject to all easement(s) of record. All terms capitalized herein which are not otherwise defined herein shall have the meaning given to them in the Disposition and Development Agreement.

2. The Grantee hereby covenants and agrees for itself, its successors, its assigns and every successor in interest, that during construction and thereafter, the Grantee, its successors and assignees, shall not use the Property for other than the uses specified in the Redevelopment Plan.

3. The Grantee hereby covenants and agrees for itself, its successors, its assigns and every successor in interest thereafter that it will maintain the improvements on the Property and keep the Property free from any accumulation of debris or waste materials and will maintain the landscaping required to be planted under the Disposition and Development Agreement in a healthy condition. If at any time the Grantee, its successors or assignees or every successor in interest thereafter, shall fail to keep the Property free of debris or waste materials or to maintain said landscaping in a healthy condition, and said condition is not corrected within ten (10) days after written notice from the Grantor, either the Grantor or the City of Las Vegas may perform the necessary cleanup or landscape maintenance, and the Grantee, its successors or assignees or every successor thereafter, shall pay such costs as are reasonably incurred for such cleanup or landscape maintenance.

4. Except as provided in the Disposition and Development Agreement, the Grantee shall not sell, transfer, convey or assign the whole or any part of the Property or the buildings or improvements thereon without the prior approval of the Grantor. This prohibition shall not be deemed to prevent the granting of easements or permits to facilitate the development of the Property or to prohibit or restrict the leasing of any part or parts of a building or structure in accordance with the Disposition and Development Agreement.

5. Subsequent to the execution of this Deed and prior to the issuance of the Certificate of Completion, the Grantor shall have the right at its option to reenter and repossess the Property hereby conveyed, or any portion thereof, together with all improvements thereon, upon the occurrence of a Developer Event of Default as set forth in the Disposition and Development Agreement.

Such right to repurchase, reenter and repossess, to the extent provided in this Deed, shall be subordinate and subject to and be limited by and shall not defeat, render invalid or limit:

a. Any mortgage, deed of trust or other security instrument permitted by the Disposition and Development Agreement; or

b. Any rights or interest provided in the Disposition and Development Agreement for the protection of the holder of such mortgage, deed of trust or other security instruments.

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6. The Grantee covenants by and for itself, its successor, its assigns and every successor in interest thereafter that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, age, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Grantee itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendors in the Property.

7. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Deed shall defeat or render invalid or in any way impair any mortgage, deed of trust or other security instrument permitted by the Disposition and Development Agreement; provided, however, that any successor of Grantee to the Property shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

8. Except as otherwise provided, the covenants contained in paragraphs 2 and 3 of this Deed shall remain in effect until March 5, 2031 or, if earlier, the termination date of the Redevelopment Plan. The covenants against discrimination contained in paragraph 6 and the provisions of paragraph 7 of this Deed shall remain in perpetuity. The covenants in paragraph 4 shall remain in effect until the date set forth in Section 404 of the Agreement. The covenants contained in paragraph 5 shall remain in effect until issuance of Certificate of Completion pursuant to Section 322 of the Disposition and Development Agreement.

9. The covenants contained in paragraphs 2, 3, 4, 5, 6 and 7 of this Deed shall be binding for the benefit of the Grantor, its successors and assigns, the City of Las Vegas and any successor in interest thereafter to the Property or any part thereof, and such covenants shall run in favor of the Grantor and such aforementioned parties for the entire period during which such covenants shall be in force and effect without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. The Grantor and such aforementioned parties, in the event of any breach of any covenants, shall have the right to exercise all of the rights and remedies, and to maintain any actions at law or suit in equity or other proper proceedings to enforce the curing of such breach. The covenants contained in this Deed shall be for the benefit of and shall be enforceable only by the Grantor and such aforementioned parties.

10. In the event of any express conflict between this Deed or the Disposition and Development Agreement, the provisions of the Disposition and Development Agreement shall control.

11. Any amendments to the Redevelopment Plan which change the uses or development permitted on the Property or change the restrictions or controls that apply to the Property or otherwise affect the Property shall require the written consent of the Grantee. Amendments to the Redevelopment Plan applying to other property in the Redevelopment Area shall not require the consent of the Grantee.

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IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers there unto duly authorized, this 17 day of December, 2003.

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

By: [Signature]
OSCAR B. GOODMAN, Chairman

"Grantor"

APPROVED AS TO FORM:

[Signature] 12/17/03
Date

L'OCTAINE LIMITED PARTNERSHIP,
a Nevada limited partnership

By: L'OCTAINE URBAN HOUSING LLC, a
Nevada limited liability company, its
General Partner

[Signature]
J. SCOTT BROWN, Manager

"Grantee"

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NOV 05 2010
City of Las Vegas

20031217
89939

ACKNOWLEDGMENT

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the 12th day of December, 2003 by Oscar B. Goodman as Chairman of the City of Las Vegas Redevelopment Agency.

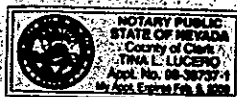
Caraun Marinello
NOTARY PUBLIC in and for said County and State



STATE OF Nevada)
)ss.
COUNTY OF Clark)

This instrument was acknowledged before me on the 14th day of January, 2003 by J. Scott Brown as Manager of Las Vegas Water Agency.

[Signature]
NOTARY PUBLIC for said County and State



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NOV 05 2010
City of Las Vegas

20031217
01151

Exhibit A - Legal Description

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

That portion of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., described as follows:

Commencing at the intersection of Las Vegas Boulevard South and Gass Avenue as shown on File 125, Page 48 of Surveys, Clark County, Nevada Official Records; Thence South $62^{\circ}03'48''$ East along the centerline of Gass Avenue (80 feet wide), 180.11 feet; Thence South $27^{\circ}54'36''$ West, 40.00 feet to the TRUE POINT OF BEGINNING

Also being the intersection of the Southerly line of said Gass Avenue and the Westerly line of a 20.00 foot wide alley as shown on Book 1 of Plats, page 51, Clark County, Nevada Official Records; Thence continuing South $27^{\circ}54'36''$ West along said Westerly line, 224.34 feet to the adjusted boundary line as shown on said File 125, Page 48 of Surveys; Thence North $62^{\circ}04'19''$ West along said adjusted boundary line, 135.11 feet to a point on the Easterly line of said Las Vegas Boulevard South; Thence North $27^{\circ}54'36''$ East along said Easterly line, 214.35 feet to a point of curve, said curve being concave Southerly having a radius of 10.00 feet and subtending a central angle of $90^{\circ}01'36''$; thence curving to the Right and Northeasterly along the arc of said curve, 15.71 feet to a point of tangency; Thence South $62^{\circ}03'48''$ East along said Southerly line of Gass Avenue, 125.11 feet to the TRUE POINT OF BEGINNING.

The above metes and bounds description is the same as that shown on the certain Boundary Line Adjustment survey recorded in File 125, Page 48 of Surveys, Clark County, Nevada Official Records.

EXHIBIT A - LEGAL DESCRIPTION
COPY

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NOV 05 2010

City of Las Vegas