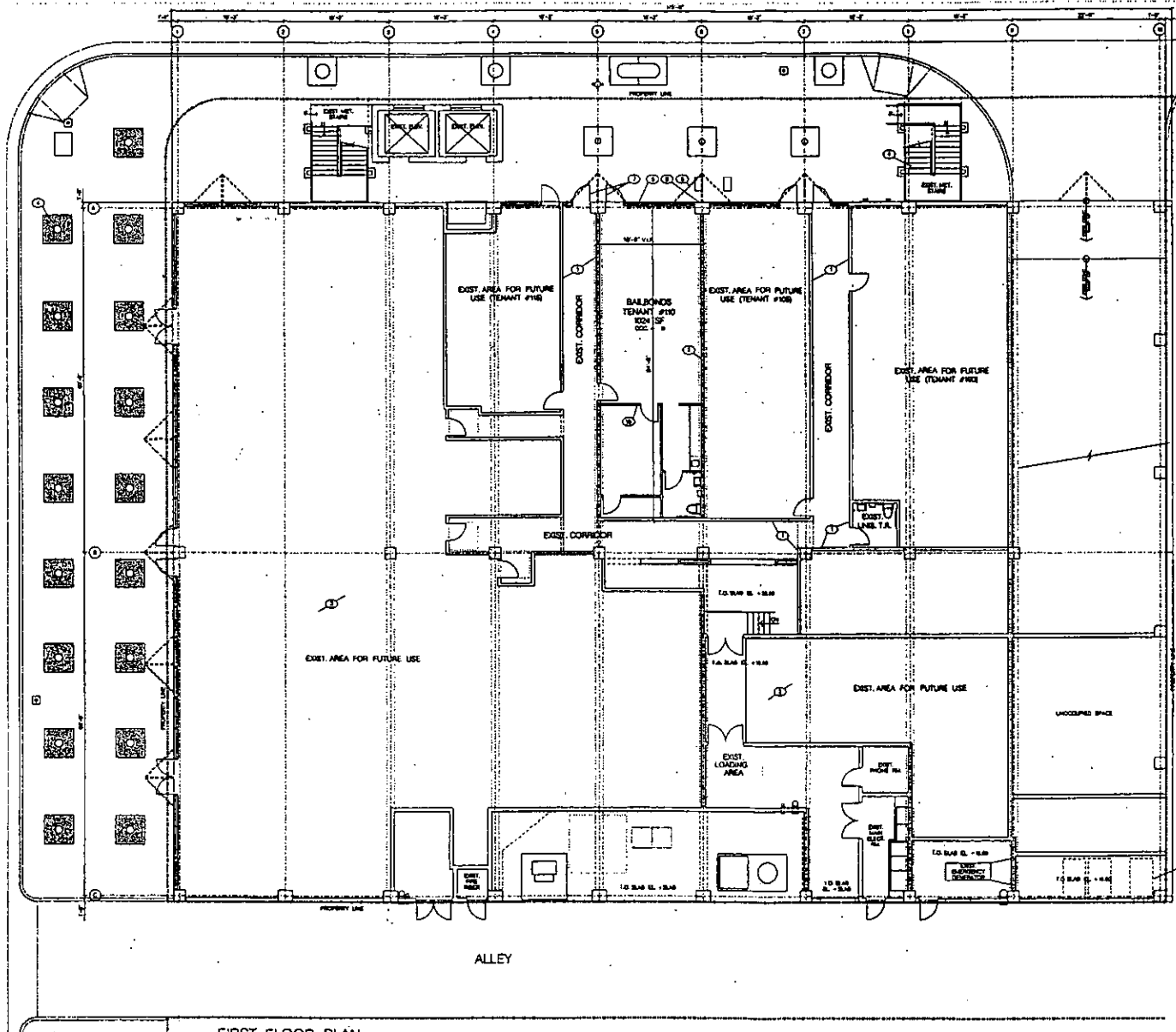




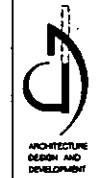
- KEYNOTES**
1. EXIST. MET. F. FLOOR PARTITION WALLS SHOWN BY DWP. SEE DET. OF THE CORRIDOR SIDE.
 2. TENANT BARBER WALL, EXIST. MET. F. FLOOR PARTITION.
 3. EXIST. CONC. SLAB ON GROUND.
 4. EXIST. SLAB.
 5. EXIST. CONC. SLAB ON GROUND.
 6. EXIST. BARBER WALL ABOVE.
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FIRST FLOOR PLAN

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TENANT IMPROVEMENT FOR UNIT #110
CASINO CENTER PARKING PLAZA
IN CASINO CENTER BLDG.
LOS ANGELES, CA
DANBROOK REALTY & INVESTMENT, LLC



709-382-0427
Box 203-0022

Prep by: Danbrook Real Estate, Inc.
Los Angeles, CA 90008

EXISTING FIRST FLOOR PLAN

8/1/08

1/8" = 1'-0"

A-2

RECEIVED
DEC 23 2010

EOT-40578

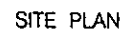
OAKBROOK REALTY & INVESTMENT, LLC
8100 ROYCE BOULEVARD
OAKBROOK TERRACE, IL 60181

ARCHITECT
PRINCIPAL DESIGN PROFESSIONAL
THOMAS J. O'NEILL
ARCHITECTURE DESIGN & DEVELOPMENT
2160 W. CHARLESTON BLVD.
SUITE J
LAS VEGAS, NV 89102
TELEPHONE: 702-362-0427
FAX: 702-362-9952
EMAIL: tdo@arch.com

MECHANICAL & PLUMBING ENGINEER
MOE KAZEMOVI, MSME, P.E.
PRECISION DESIGN GROUP
6275 MOLEDO DRIVE
SUITE 8
LAS VEGAS, NV 89120
TELEPHONE: 702-307-0972
FAX: 702-307-0973
EMAIL: moe@pd-group.net

ELECTRICAL ENGINEER
MOBRAT ROUHANI, P.E.
NRC ENGINEERS, INC.
3329 WYNN ROAD
SUITE D
LAS VEGAS, NV 89102
TELEPHONE: 702-848-1587
FAX: 702-338-1393
EMAIL: mrob@nrceng.com

GENERAL CONTRACTOR
RICK RANNEY
MILLENNIUM CONSTRUCTION INC.
 3805 S. HUALAPAI WAY
 SUITE 140
 LAS VEGAS, NV 89117
 TELEPHONE: 702-632-8423
 FAX: 702-898-8438
 EMAIL: adr@ranneyconstruction.com

[illegible][illegible][illegible]

- 1. BENT CHINESE MAN WEARS
- 2. ACCIDENTALLY HE HEARS
- 3. A BENT CHINESE MAN
- 4. BENT CHINESE MAN GRABS AT BENT
- 5. THE WIFE
- 6. CHINESEMAN OF BENT
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- 4-1 GROUNDING AND PLUMB
- 4-2 DRAINAGE AND FLOOR PLUMB
- 4-3 NEW SERVICE IMPROVEMENT FLOOR PLUMB, MAINTENANCE
- 4-4 CEILING PLUMB, SCHEDULES & DETAILS
- 4-5 MECHANICAL ACCESSORY DETAILS & SPECIALS
- 4-6 DETAILS
- 5-1 MECHANICAL PLUMB
- 5-2 PLUMBING PLUMB
- 5-3 SPECIALTIES & LUBRICATION
- 5-4 ELECTRICAL PLUMB

REVISIONS	BY
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TENANT IMPROVEMENT FOR UNIT #110
 CASINO CENTER PARKING PLAZA
 321 CASINO CENTER BLVD.
 LAS VEGAS, NV

OAKBROOK REALTY & INVESTMENT, LLC



ARCHITECTURE
DESIGN AND
ENGINEERING

707-383-0477
fax 383-8863

MADE IN CHINA
LIFE SAVING

SITE PLAN, NOTES &
LIST OF DRAWINGS

6/4/20

$$1^\circ = 20-27$$

A-1

RECEIVED
DEC 23 2010

EOT-40578



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

February 3, 2011

Mr. Kevin Plencner
Oak Brook Realty & Investments II, LLC
1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181

RE: EOT-40578 - EXTENSION OF TIME
CITY COUNCIL MEETING OF FEBRUARY 2, 2011

Dear Mr. Plencner:

The City Council at a regular meeting held February 2, 2011, APPROVED the request for an Extension of Time of a previously approved Special Use Permit (SUP-36552) FOR A PROPOSED 1,624 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suites #110 and #115 (APN 139-34-201-020), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 3, 2011. This approval is subject to:

Planning and Development

1. This Special Use Permit (SUP-36552) shall expire on January 20, 2012 unless another Extension of Time request is approved by City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-36552) 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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-08



January 20, 2011

Mr. Kevin Plencner
Oak Brook Realty & Investments II, LLC
1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181

**RE: EOT-40578 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 2, 2011**

Dear Mr. Plencner:

Please be advised the City Council at its regular meeting on **February 2, 2011** 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 **Thursday, January 27, 2011** 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 333 North Rancho Drive, 3rd Floor to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Acting Director, Planning and Development Department

FF:clb

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: January 3, 2011
Re: **EOT-40578** Oak Brook Realty & Investments II, LLC 321 S. Casino Center Blvd., Ste. #s 110 & 115
Request for an Extension of Time of a previously approved Special Use Permit (SUP-36552)

COMMENTS:

We have no comment on the Request for an Extension of Time application of an approved Special Use Permit for a proposed bailbond service located at 321 South Casino Center Boulevard, Suites #110 and 115 as long as all previously imposed conditions of approval for SUP-36552 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-40578 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: OAK BROOK REALTY & INVESTMENTS II, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-36552) FOR A PROPOSED 1,624 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suites #110 and #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese).

CITY COUNCIL: FEBRUARY 2, 2011

CASE PLANNER: DEBBIE SULLIVAN



PUBLIC HEARING

Comments Due: JANUARY 3, 2011

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 12/23/2010 03:41 PM

Submitted By

Page 1

A/P # 40578 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/23/2010 13:15	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

EOT-40578 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: OAK BROOK REALTY & INVESTMENTS II, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-36552) FOR A PROPOSED 1,624 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suites #110 and #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #	36552		
Project #	40578	Project/Phase Name	BAILBONDS #110 & #115
Size/Area	0.00	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 13934201020

Location

Owner/Tenant

Contact ID	AC1495311	Name	OAKBROOK REALTY INVEST II L L C	
Mailing Address	1000 ROYCE BLVD	Organization		
City	OAKBROOK	State/Province	IL	
ZIP/PC	60181-4809	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P/Linked Addresses

No Addresses are linked to this Application

Linked Addresses

321 S CASINO CENTER BLVD
LAS VEGAS, 89101-

329 S CASINO CENTER BLVD
LAS VEGAS, 89101-

321 S CASINO CENTER BLVD 190
LAS VEGAS, 89101-

321 S CASINO CENTER BLVD 120
LAS VEGAS, 89101-

321 S CASINO CENTER BLVD 110
LAS VEGAS, 89101-

Report Date 12/23/2010 03:41 PM

Submitted By

Page 2

Address

Parcel Link

A/P Link

321 S CASINO CENTER BLVD 115
LAS VEGAS, 89101-

321 S CASINO CENTER BLVD 125
LAS VEGAS, 89101-

321 S CASINO CENTER BLVD 105
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934201020

Applicants/Contacts

<u>Primary</u>	Y	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1495311	☐	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>					
<u>Name</u>	OAKBROOK REALTY INVEST II L L C						
<u>Day Phone</u>		<u>Eve Phone</u>		<u>Organization</u>			
<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>	1000 ROYCE BLVD OAKBROOK, IL 60181-4809						
<u>Seasonal Addr</u>							
<u>Valid From</u>		<u>To</u>					
<u>Comments</u>	Kevin Plencer						

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.

Report Date 12/23/2010 03:41 PM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SUP

Parent Project # 36552

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/02/2011	CC	SCHEDULED	0	0	0
JMARSHALL	12/23/2010				

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

No children exist for this project

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

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	12/23/2010 13:43		0.00
	TOM BURKART, OAKBROOK REALTY & INVESTMENTS LLC CK 2828, 630.268.4000				



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of time SUP-36552-special use permit bail bonds
Project Address (Location) 321 Casino Center, #110 & 115, Las Vegas, Nevada
Project Name Bail Bonds, 110 & 115 Proposed Use Bail Bonds
Assessor's Parcel #(s) 139-34-201-020 Ward # 3(Reese)
General Plan: existing C-2 proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage 1,624 Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Oak Brook Realty & Investments II LLC Contact Kevin Plencner
Address 1000 Royce Phone: (630) 268-4000 Fax: (630) 268-4444
City Oakbrook Terrace State IL Zip 60181
E-mail Address kvplncn@aol.com

APPLICANT Oak Brook Realty & Investments II LLC Contact Kevin Plencner
Address 1000 Royce Phone: (630) 268-4000 Fax: (630) 268-4444
City Oakbrook Terrace State IL Zip 60181
E-mail Address kvplncn@aol.com

REPRESENTATIVE Kevin M. Plencner Contact Kevin M. Plencner
Address 1000 Royce Phone: (847) 609-4663 Fax: (630) 268-4444
City Oakbrook Terrace State IL Zip 60181
E-mail Address kvplncn@aol.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 Kim Marvin Plencner, Managing Member

Subscribed and sworn before me

This 20th day of December, 2010

Notary Public in and for said County and State

OFFICIAL SEAL
PAMELA JOHNSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/23/11

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-40578</u>
Meeting Date:	<u>2-2-11</u>
Total Fee:	<u>\$300.00</u>
Date Received:*	<u>12-23-10</u>
Received By:	<u>[Signature]</u>

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

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

DEC 23 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40578** APN: 139-34-201-020

Name of Property Owner: Oak Brook Realty & Investments II LLC

Name of Applicant: Oak Brook Realty & Investments II LLC

Name of Representative: Kim M. Plencner

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: _____

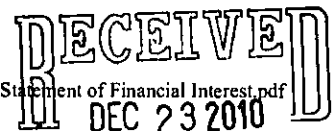
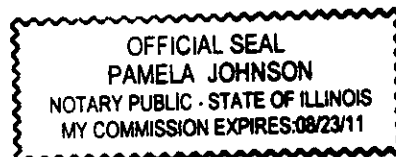
Signature of Property Owner: _____

Print Name: Kim Marvin Plencner, Managing Member

Subscribed and sworn before me

This 20th day of December, 2010

Pamela Johnson
Notary Public in and for said County and State



OAKBROOK REALTY & INVESTMENTS II, LLC

Business Entity Information

Status:	Active	File Date:	2/09/2009
Type:	Foreign Limited-Liability Company	Entity Number:	E0065832009-9
Qualifying State:	IL	List of Officers Due:	2/28/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20091236331	Business License Exp:	2/28/2011

Registered Agent Information

Name:	SANTORO, DRIGGS, WALCH, KEARNEY, HOLLEY & THOMPSON	Address 1:	400 SOUTH FOURTH STREET THIRD FL
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
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

Financial Information

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

Officers

☐ Include Inactive Officers

Manager - DONNA KRILICH			
Address 1:	1000 ROYCE BLVD	Address 2:	
City:	OAK TERRACE	State:	IL
Zip Code:	60181	Country:	
Status:	Active	Email:	
Manager - KIM PLENCNER			
Address 1:	1000 ROYCE BLVD	Address 2:	
City:	OAK TERRACE	State:	IL
Zip Code:	60181	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20090121932-39	# of Pages:	2
File Date:	2/09/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20090358221-42	# of Pages:	1
File Date:	4/17/2009	Effective Date:	

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09-2010

Action Type: Annual List	
Document Number: 20100374758-97	# of Pages: 1
File Date: 5/27/2010	Effective Date:
(No notes for this action)	

OAKBROOK
REALTY AND INVESTMENT,
LLC

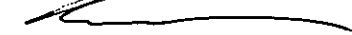
December 20, 2010

City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

JUSTIFICATION LETTER/sup # 36552/bail bonds 321 Casino Center #110 & 115

We hereby request an extension of time for the special use permit referenced above, because of an ongoing dispute with our engineer, construction has been delayed. We anticipate completion of construction within the next three to four months. Your consideration is appreciated.

Sincerely;



Kevin M. Plencner

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1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
(630) 268-4000
FAX: 630 268 4444

EOT-40578



January 22, 2010

Mr. Kevin Plencner
Oakbrook Realty & Investments
1000 Royce Boulevard
Oakbrook Terrace, Illinois 60432

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

RE: SUP-36552 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 20, 2010

Dear Mr. Plencner:

The City Council at a regular meeting held January 20, 2010 APPROVED the request for a Special Use Permit FOR A PROPOSED 1,624 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suite #110 and #115 (APN 139-34-201-020), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 21, 2010. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Bailbond Service use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. No temporary signage such as; banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining items or devices shall be displayed upon the subject property without appropriate permits.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

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

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

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EOT-40578

CITY OF LAS VEGAS
1400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

December 18, 2009

Mr. Kevin Plencner
Oakbrook Realty & Investments
1000 Royce Boulevard
Oakbrook Terrace, Illinois 60432

RE: SUP-36552 - SPECIAL USE PERMIT

Dear Mr. Plencner:

Your request for a Special Use Permit FOR A PROPOSED 1,624 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suite #110 and #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on December 17, 2009.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Bailbond Service use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. No temporary signage such as; banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining items or devices shall be displayed upon the subject property without appropriate permits.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on ***January 20, 2010***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

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SG:clb

Mayor
Oscar B. Goodman

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



20080124-0004009

Recorded at the Request of:
Stewart Title of Nevada- Las Vegas Division
8363 W. Sunset Road, #100
Las Vegas, Nevada 89113

Fee: \$16.00 RPTT: \$3,570.00
N/C Fee: \$0.00

01/24/2008 14:46:47

T20080013468

Requestor:

STEWART TITLE OF NEVADA

Debbie Conway BRT
Clark County Recorder Pgs: 4

When recorded Mail this document
and Tax Statements to:

Oak Brook Realty Investments, II
1000 Royce Boulevard
Oakbrook, Illinois 60181

(4-1)
055

TRUSTEE'S DEED UPON SALE

ORDER NO. 1000790-FCL
ASSESSORS PARCEL NO. 139-34-301-020

THIS INDENTURE, made this 24th day of January, 2008 by STEWART TITLE OF NEVADA HOLDINGS, INC, a Nevada Corporation, dba Stewart Title of Nevada-Las Vegas Division as Trustee as hereinafter states, and hereinafter referred to as Trustee and OAK BROOK REALTY INVESTMENTS II, LLC., a Illinois limited liability company, herein referred to as grantee, whose address is
1000 Royce Boulevard, Oakbrook, Illinois 60181

WITNESSETH:

WHEREAS, LEWIS CENTER PARKING, LLC., a Nevada limited liability company by Deed of Trust dated August 21, 2006, and recorded August 21, 2006, in Book 20060821, as Document No. 3676, in the Office of the County Recorder of Clark County, State of Nevada, did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on September 28, 2007, the then beneficiary(ies) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded October 1, 2007, in Book 20071001, as Document No. 5559, of Official Records, Clark County, Nevada; and

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WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in Clark County, Nevada in which the premises to be sold is situated and a like notice being published in Clark County, Nevada in which the premises is to be sold, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on January 24, 2008, at the hour of 1:00 p.m., at the front entrance of the office of the Nevada Legal News, 930 So. Fourth Street, Las Vegas, Nevada 89101

WHEREAS, three true and correct copies of said Notice were posted in three public places in the County of Clark, State of Nevada, where said sale was noticed to take place and where the property is to be sold and three like notices were posted within the City of Township wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$ 700,000.00 said grantee being the highest bidder therefore,

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real property situate in the County of Clark, State of Nevada, described as follows:

That portion of the Southeast Quarter of the Northeast Quarter of Section 34, Township 20 South, Range 61 East, M.D.B.&M

Lot A as shown by map thereof on file in Book 106 of Parcel Maps, Page 38 in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title of Nevada Holdings, Inc , a Nevada Corporation dba Stewart Title of Nevada-Las Vegas Division, as Trustee, has this day caused its corporation name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of it's board of directors.

**STEWART TITLE OF NEVADA HOLDINGS, INC dba Stewart Title of Nevada- Las Vegas Division,
As Trustee**

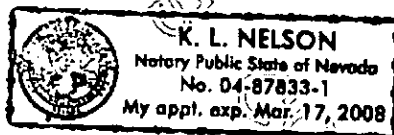
BY:

MARY ROGERS HUNT
Vice President

[illegible]

This instrument was acknowledged before me, a notary public on January 24, 2008 by Mary Rogers Hunt, as Vice President of Stewart Title of Nevada

NOTARY PUBLIC



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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 139-34-201-020
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
☐ Other

FOR RECORDER'S OPTIONAL USE ONLY.

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 700,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ 700,000.00

Real Property Transfer Tax Due

\$ 3,570.00

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 Trustee

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: STEWART TITLE OF NV

Address: 8263 W Sunset #100

City: Las Vegas

State: NV Zip: 89113

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Oak Brook Investments II

Address: 1000 Royce Boulevard

City: Oakbrook

State: Illinois Zip: 60181

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

Print Name: Stewart Title of NV

Escrow #: 100790 FCL

Address: 8263 W Sunset #100

City: Las Vegas

State: NV Zip: 89113

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