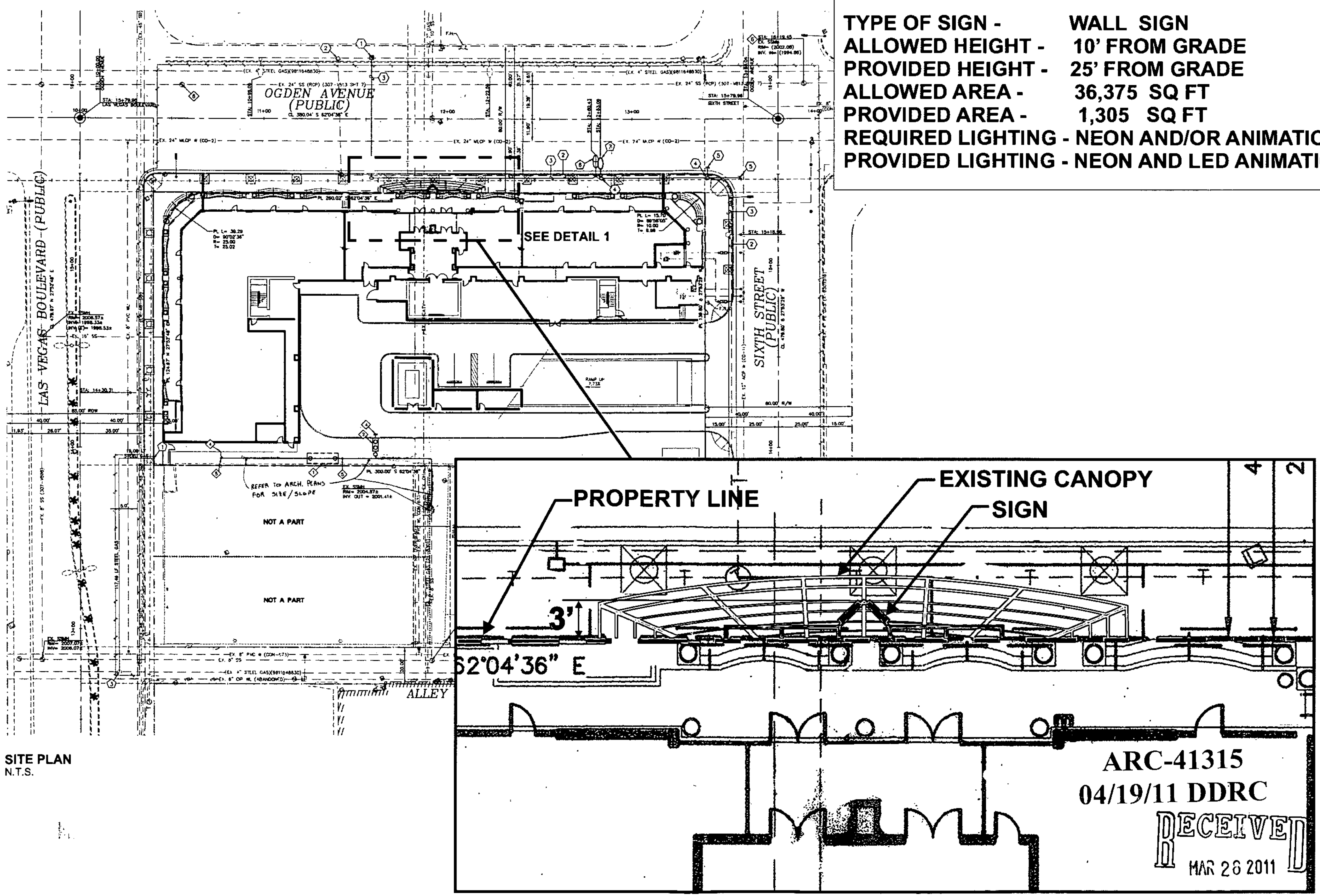
SIGN ANALYSIS TABLE

TYPE OF SIGN - WALL SIGN
ALLOWED HEIGHT - 10' FROM GRADE
PROVIDED HEIGHT - 25' FROM GRADE
ALLOWED AREA - 36,375 SQ FT
PROVIDED AREA - 1,305 SQ FT
REQUIRED LIGHTING - NEON AND/OR ANIMATION
PROVIDED LIGHTING - NEON AND LED ANIMATION



SITE PLAN
N.T.S.

DETAIL 1
SCALE: 1" = 10'-0"

ARC-41315
04/19/11 DDRC

RECEIVED
MAR 28 2011

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

Client Name & Address:
THE OGDEN (STREAMLINE)
150 LAS VEGAS BLVD. NORTH
LAS VEGAS, NEVADA

Project Tracking Number
413073

Project Name:
THE OGDEN

Account Executive:
T. FULLER

Designer:
FULLER

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
3/09/11 - TF

Description:
SITE PLAN - WALL SIGN

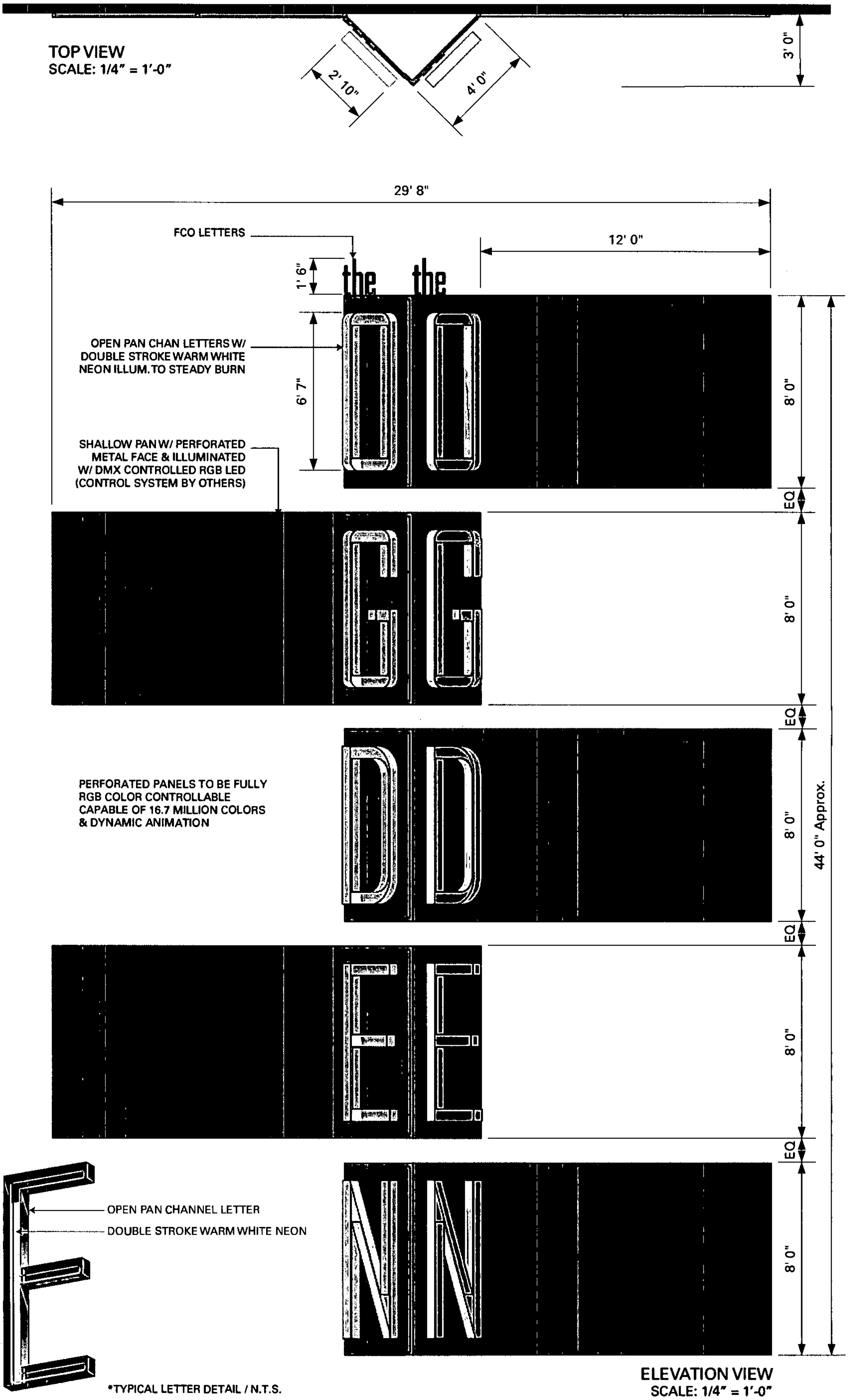
Classification:
SP-2

Reference Design:
000000

O.E.M Serial:
000000

Sheet:
0.2

THE OGDEN - ILLUMINATED BUILDING SIGN



*TYPICAL LETTER DETAIL / N.T.S.

ARC-41315
04/19/11 DDRC

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MAR 28 2011

Sheet: **2.0**

O.E.M. Serial:

Reference Design:

Classification: **BG-1**

Description:
BUILDING
SIGNAGE

Rev. / Date / Designer
ORIG: 1/24/11
△ 02/02/2011 - BH

Client:

Account Executive:

Estimating:

Creative Director:

Checked by:

Design Approvals

Designer:
BRIAN HENRY

Account Executive:
TREVOR FULLER

Project Name:
THE OGDEN

Project Tracking Number:
413073

Client Name & Address:
STREAMLINE
(THE OGDEN)
150 LAS VEGAS BLVD. N.
LAS VEGAS, NEVADA

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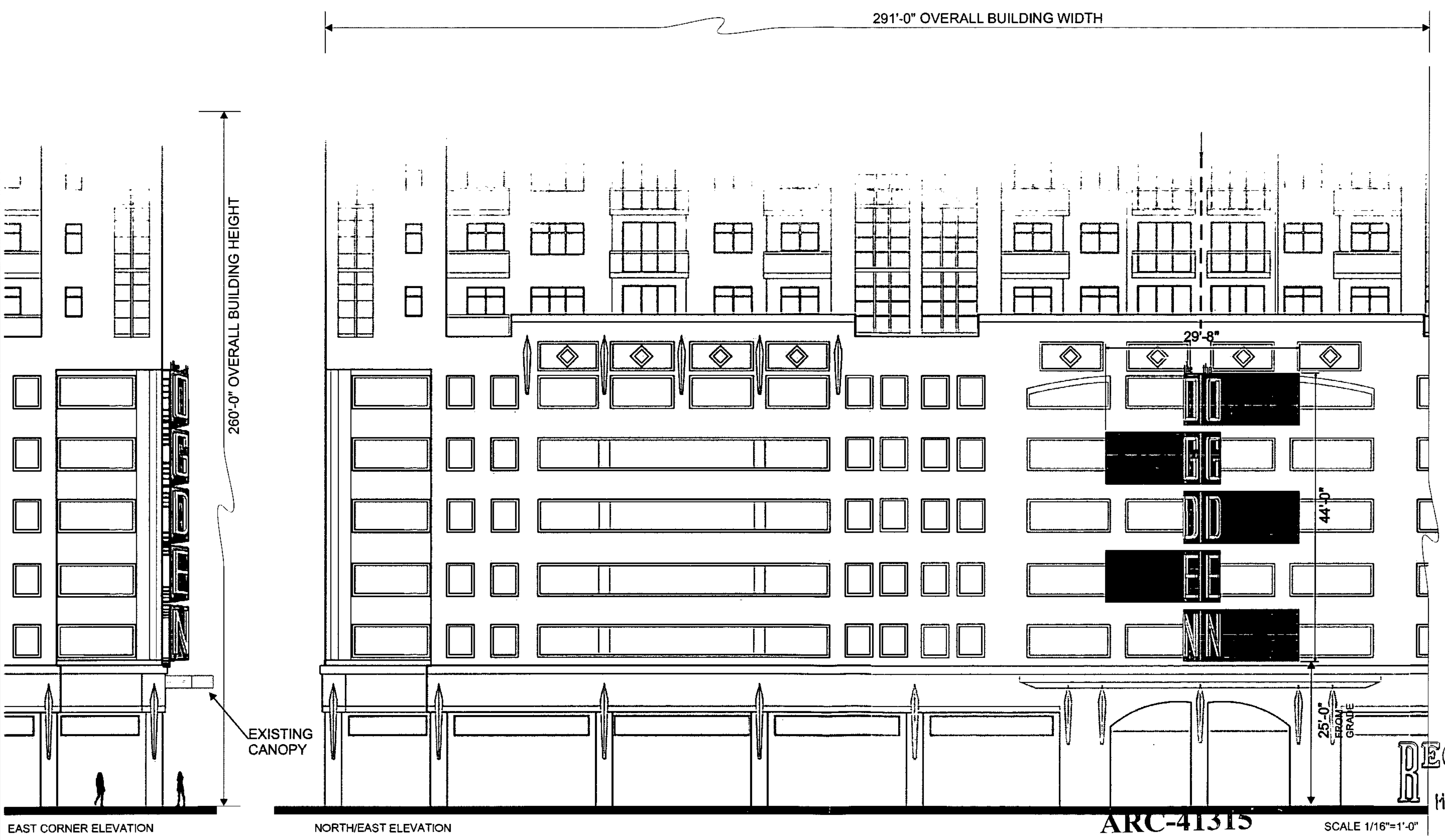

ARC-41315
04/19/11 DDRC

RECEIVED
MAR 28 2011

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PRDPOSAL.

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Client Name & Address:
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150 LAS VEGAS BLVD. NORTH
LAS VEGAS, NEVADA

Project Tracking Number:
413073

Project Name:
THE OGDEN

Account Executive:
T. FULLER

Designer:
FULLER

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
3/09/11 - TF

Description:
WALL SIGN

Classification:
SP-3

Reference Design:
000000

O.E.M Serial:
000000

Sheet:
0.3

THE OGDEN - PHOTO SURVEY

ARC-41315
04/19/11 DDRC

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
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WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

Client Name & Address:
STREAMLINE
(THE OGDEN)
150 LAS VEGAS BLVD. N.
LAS VEGAS, NEVADA

Project Tracking Number
413073

Project Name:
THE OGDEN

Account Executive:
TREVOR FULLER

Designer:
BRIAN HENRY

Design Approvals
Checked by:
Creative Director:
Estimating
Account Executive: 2/24/11
Client:

Rev. / Date / Designer
ORIG: 1/24/11
△ 02/02/2011 - BH

Description:
BUILDING
SIGNAGE

Classification:
BG-1

Reference Design

O.E.M Serial

Sheet:
2.1

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated 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 REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

☐ CONDOMINIUM UNIT
☐ AIR SPACE PCL
☐ RIGHT OF WAY PCL
☐ SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GDV. LDT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK T20S R61E

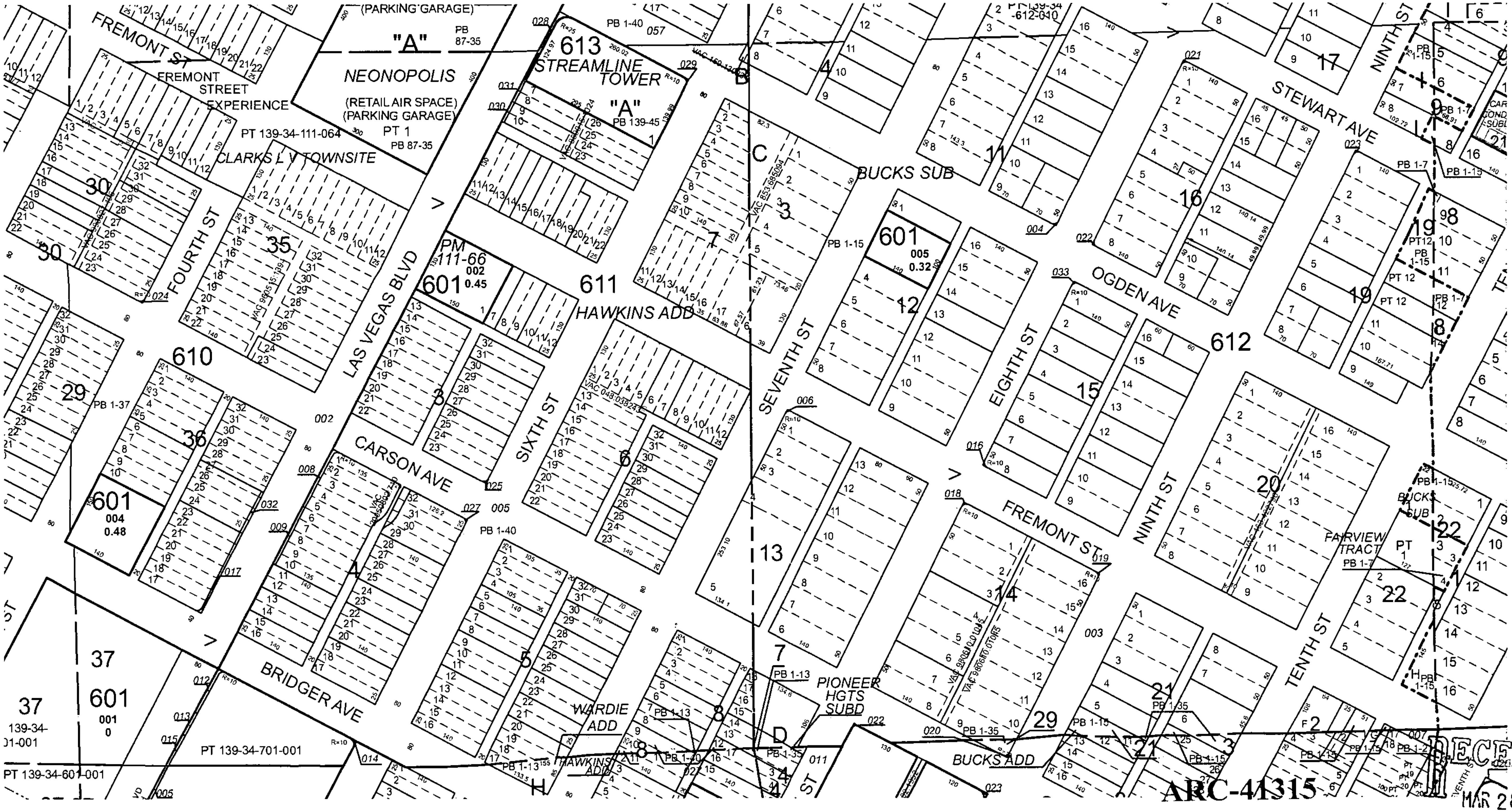
SEC. 34

MAP S 2 NE 4

139-34-6

Scale: 1" = 200 '

Rev: 02/09/2011

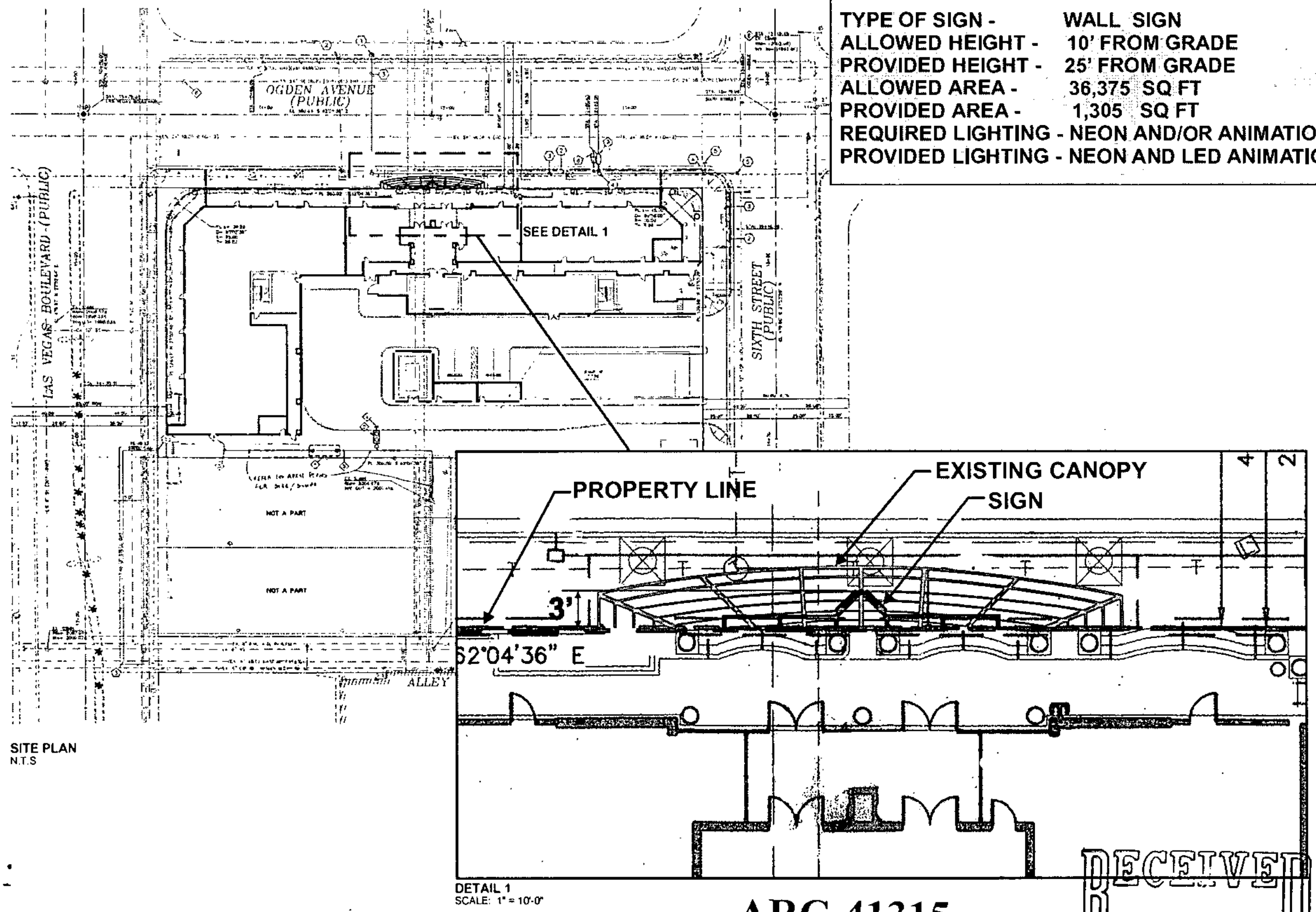


ARC-41315

04/19/11 DDRC

SIGN ANALYSIS TABLE

TYPE OF SIGN - WALL SIGN
ALLOWED HEIGHT - 10' FROM GRADE
PROVIDED HEIGHT - 25' FROM GRADE
ALLOWED AREA - 36,375 SQ FT
PROVIDED AREA - 1,305 SQ FT
REQUIRED LIGHTING - NEON AND/OR ANIMATION
PROVIDED LIGHTING - NEON AND LED ANIMATION



SITE PLAN
N.T.S

DETAIL 1
SCALE: 1" = 10'-0"

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

ARC-41315
04/19/11 DDRC

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MAR 28 2011

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YESCO LLC
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5119 SO. CAMERON ST
LAS VEGAS, NV 89119
PHONE: (702) 976-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: [illegible]

Client Name & Address
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150 LAS VEGAS BLVD. NORTH
LAS VEGAS, NEVADA

Project Tracking Number
413073

Project Name
THE OGDEN

Account Executive
T. FULLER

Designer
FULLER

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev / Date / Designer
3/09/11 - TF

Description
SITE PLAN - WALL SIGN

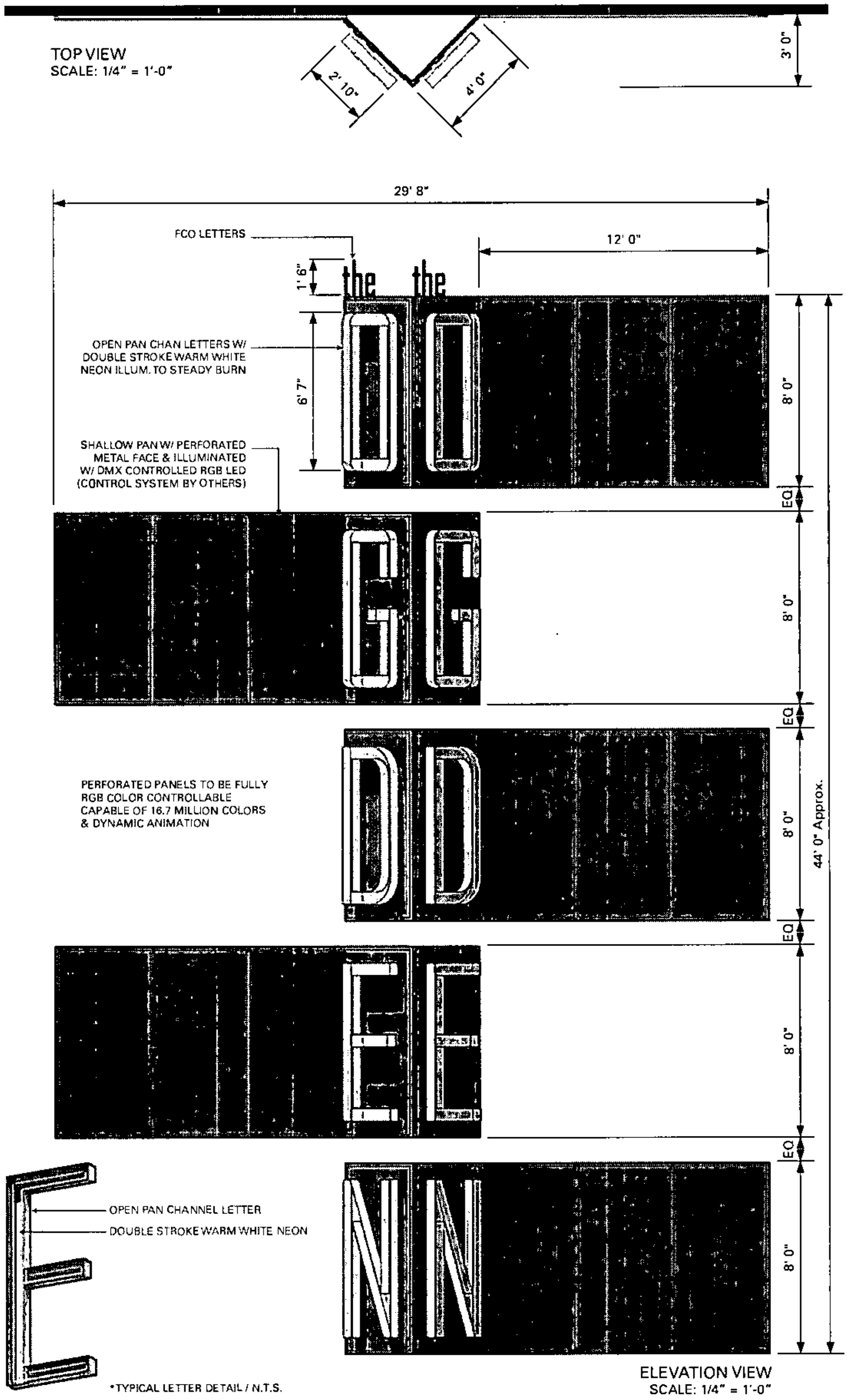
Classification
SP-2

Reference Design
000000

O E M Serial
000000

Sheet
0.2

THE OGDEN - ILLUMINATED BUILDING SIGN



*TYPICAL LETTER DETAIL / N.T.S.

ELEVATION VIEW
SCALE: 1/4" = 1'-0"

ARC-41315
04/19/11 DDRC

Sheet
2.0

Reference Design

Classification
BG-1

Description
BUILDING SIGNAGE

Rev / Date / Designer
ORIG 1/24/11
△ 02/02/2011 - BH

Design Approvals
Client
Account Executive
Estimating
Creative Director
Checked by

Designer
BRIAN HENAY

Account Executive
TREVOR FULLER

Project Name
THE OGDEN

Project Tracking Number
413073

Client Name & Address
STREAMLINE
(THE OGDEN)
150 LAS VEGAS BLVD. N.
LAS VEGAS, NEVADA

YESCO.

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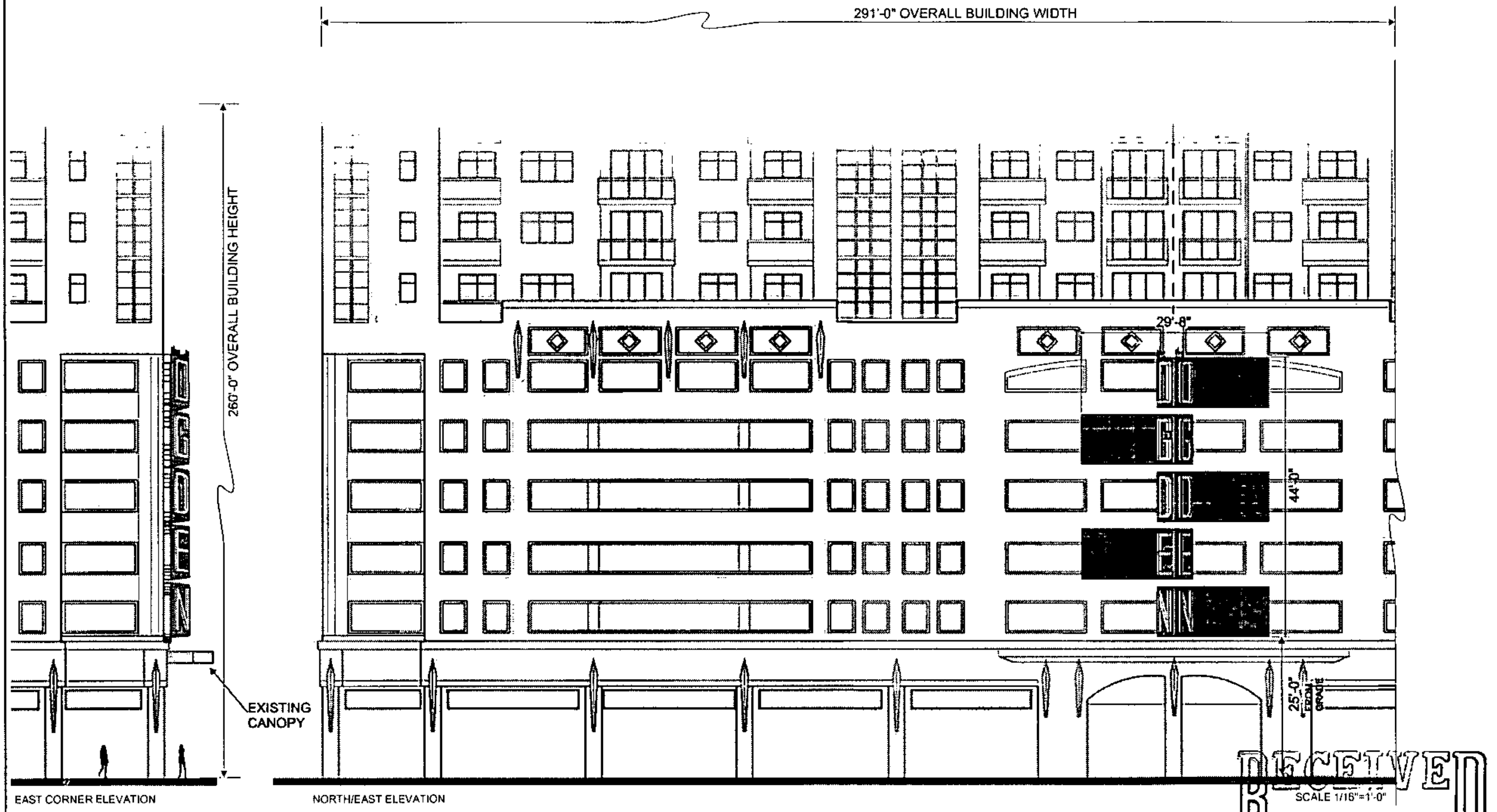
LAS VEGAS, NV 89118
PHONE (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0074201 & #0074200



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

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YESCO.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: 0067429 & 0067430

Client Name & Address
THE OGDEN (STREAMLINE)
150 LAS VEGAS BLVD. NORTH
LAS VEGAS, NEVADA

Project Tracking Number: 413073

Project Name: THE OGDEN

Account Executive: T. FULLER

Designer: FULLER

Design Approvals

Checked by

Creative Director

Estimating

Account Executive

Client

Rev. / Date / Designer

3/09/11 - TF

Description: WALL SIGN

Classification: SP-3

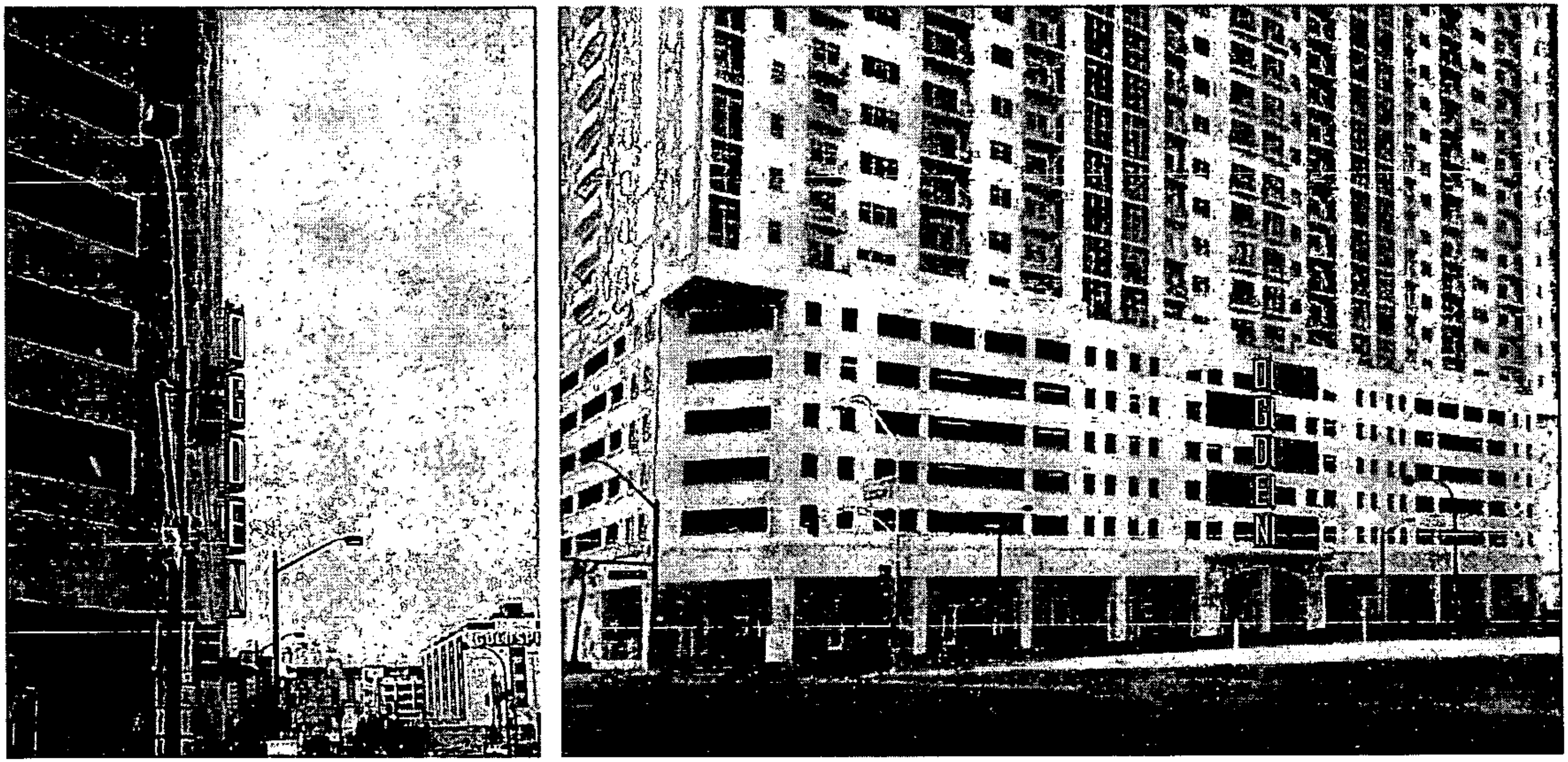
Reference Design: 000000

O.E.M Serial: 000000

Sheet: 0.3

RECEIVED
MAR 28 2011

ARC-41315
04/19/11 DDRC



THE OGDEN - PHOTO SURVEY

YESCO

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WWW.YESCO.COM

Client Name & Address:
STREAMLINE
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150 LAS VEGAS BLVD. N.
LAS VEGAS, NEVADA

Project Tracking Number:
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Project Name:
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Account Executive:
TREVOR FULLER

Designer:
BRIAN HENRY

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:
1/24/11

Client:

Rev. / Date / Designer
ORIG 1/24/11
△ 02/02/2011 - BH

Description:
BUILDING
SIGNAGE

Classification:
BG-1

Reference Design:

O.E.M Serial:

Sheet:
2.1

ARC-41315
04/19/11 DDRC

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION
UNLESS SPECIFICALLY NOTED OTHERWISE

AGENDA
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER—333 NORTH RANCHO DRIVE
DOWNTOWN DESIGN REVIEW COMMITTEE (DDRC)
TUESDAY APRIL 19, 2011
12:15 P.M.

COMMITTEE MEMBERS:

Steven Evans, Chairman
Richard Truesdell, Vice-Chairman
Quentin Abramo
Debra Heiser
Mike Nolan
Steve Van Gorp
Flinn Fagg

CALL TO ORDER: City of Las Vegas Department of Planning
Development Services Center—333 North Rancho Drive
Conference Room 3C

ROLL CALL:

NOTICE: This meeting has been properly noticed in compliance with the Open Meeting Law Requirement at the following locations:

City Clerk's Bulletin Board, City Hall, 2nd Floor Skybridge
City Hall Plaza Bulletin Board, next to Metro Records
Las Vegas Library, 833 N. Las Vegas Boulevard
Grant Sawyer Building, 555 E. Washington Avenue
Clark County Government Center, 500 S. Grand Central Pkwy
Development Services Center, 333 North Rancho Drive, 3rd Floor
City of Las Vegas URL: www.lasvegasnevada.gov

ACTION ITEMS:

ITEM 1: Approval of the February 15, 2011 Minutes

ITEM 2: **ARC-41315 - (DDRC) - PUBLIC HEARING - APPLICANT: Young Electric Sign Company - OWNER: L V B-OGDEN MARKETING CORP** - Request for a sign review on an existing Mixed Use development at 150 N. Las Vegas Blvd (APN 139-34-613-000), C-2 (General Commercial) Zone, Ward 5 (Barlow).

CITIZENS PARTICIPATION:

Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Downtown Design Review Committee. No subject may be acted upon by the Downtown Design Review Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

ADJOURNMENT / NEXT MEETING DATE:

The next meeting will be held on the third Tuesday of the month that an application has been submitted. You will be notified at such time.

Las Vegas City Council

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

Facilities are provided throughout the Development Services Center for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need any accommodations to attend and participate in this meeting, please call the Department of Planning at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

CITY OF LAS VEGAS
DOWNTOWN DESIGN REVIEW COMMITTEE (DDRC)
Tuesday February 15, 2011
12:15 P.M.
Development Services Center
333 North Rancho Drive – Conference Room 3C
Las Vegas, NV 89106

DRAFT ANNOTATED MINUTES

Members Present	Members Excused	Members Absent
Mike Nolan	Debra Heiser	
Flinn Fagg	Quentin Abramo	
Steve Van Gorp		
Richard Truesdell, Vice-Chairman (arrived at 12:38 pm)		
Steve Evans, Chairman		

Citizens	City Staff
JoeMueller, Chandler Signs	Courtney Mooney
Chris LaPorte, Insert Coin(s)	Daniel Donley
Patrick Colvin, Nevada Sign	Nora Lares
Sue Shriner, Nevada Sign	
Artemus Ham	

CALL TO ORDER

Chairman Evans called the meeting to order at 12:20 p.m. After calling roll and acknowledging a quorum, he explained the responsibility of this committee is specific to signage.

ANNOUNCEMENT

Chairman Evans verified public posting of this meeting at all locations and the City Website in compliance with the Open Meeting Law as required.

ACTION ITEMS

1. APPROVAL OF THE January 18, 2011 DDRC MINUTES:

Chairman Evans asked the committee if all had an opportunity to read the minutes from the January 18, 2011 DDRC meeting.

Commissioner Fagg made a motion to *APPROVE* the minutes of the January 18, 2011 DDRC meeting. Commissioner Van Gorp seconded the motion. Motion carried.

APPROVED (4-0)

2. ARC-40397 (REVISED):

Chairman Evans read the case into the record as follows: ARC-40397 - (DDRC) - REVISED - PUBLIC HEARING - APPLICANT: Alliance Sign Company - OWNER: Nevada State Bank - requests a signage review on an existing retail building at 230 South Las Vegas Boulevard (APN 139-34-610-042), C-2 (General Commercial) Zone, Ward 3 (Reese). He asked for staff's report.

Ms. Mooney read the staff report and stated staff recommends APPROVAL subject to the following conditions:

1. Conformance to the sign A, C and D elevations and documentation as submitted and date stamped 2/1/11 in conjunction with this request, except as modified herein.

2. All signs must be fully illuminated from dusk until dawn.

3. All signage including temporary signage shall be properly permitted.

4. All signage that encroaches into right-of-way will need an approved Encroachment Agreement from the Public Works Department prior to attachment of the sign to the building.

5. All City Code requirements and design standards of all City departments must be satisfied.

Ms. Mooney stated the following:

This is a request for a revision to an approved signage review on a building located at 230 S. Las Vegas Boulevard. The property is within the Las Vegas Boulevard Scenic Byway Overlay District. The applicant is proposing to replace the approved vertical neon on the freestanding sign A with 1/8 inch diameter fiber optic points that will alternate between blue and white light. In addition, the applicant is proposing to use neon channel letters mounted to the wall on the south and east elevations for signs (C & D) in lieu of neon channel letters attached to a cabinet box mounted to the wall. The proposed revision changes affect three of the nine approved signs. There will not be any additional signage added to the site with this proposal.

The proposed revisions meet the minimum requirements of the Las Vegas Boulevard Scenic Byway District, therefore, staff is recommending approval of this request.

The applicant stated the revision meets their budget and the committee's requirements. The submitted revision includes full animation and exposed neon letters.

The applicant agrees to staff's conditions of approval.

The motion made by Commissioner Fagg to *APPROVE* the REVISION to ARC-40397 subject to Staff's Conditions of Approval was seconded by Commissioner Nolan.

Motion unanimously ***APPROVED (4-0)***

2. ARC-40798:

Chairman Evans read the case into the record as follows: ARC-40798 - (DDRC) - PUBLIC HEARING - APPLICANT: Nevada Signs - OWNER: A.W. HAM III, Trustee - Request for a sign review on an existing Retail building at 512 Fremont Street (APN 139-34-611-007), C-2 (General Commercial) Zone, Ward 5 (Barlow). He asked for staff's report.

Ms. Mooney read the staff report and stated staff recommends DENIAL, if approved subject to the following conditions:

1. A Waiver to allow a wall sign to exceed 50% of the eligible wall sign area is approved.
2. A Waiver to allow on-premise signs less than 65 square feet to be closer than 50 feet within the public pedestrian pathways is approved.
3. A Waiver to allow an arcade sign to exceed the maximum area of 16 square feet is approved.
4. A Waiver to allow more than one arcade sign per entrance is approved.
5. Conformance to the sign elevations and documentation as submitted and date stamped 1/25/11 and 2/3/11 in conjunction with this request, except as modified herein.
6. All signs must be fully illuminated from dusk until dawn.
7. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department.
8. All City Code requirements and design standards of all City departments must be satisfied.

Ms. Mooney stated the following:

This is a request for a signage review on a building located at 512 Fremont Street. The property is located within the Downtown Entertainment Overlay District. The applicant is proposing to place a 384 square-foot sign on the south façade of the building mounted on the parapet above the awning fronting Freemont Street. The proposed sign is eight feet tall and 48 feet wide. The sign has stylized Broadway channel letters with exposed white neon on the top portion spelling out "INSERT COIN(S)." The lower portion has exposed white neon on cut aluminum spelling out "VIDEO LOUNGE GAME BAR." The top portion will have a rust brown background and the lower portion will be dark brown.

The maximum wall coverage of signage on a façade above 10 feet may be 50%. The eligible wall sign area is 50 feet wide and 13 feet tall comprising of 650 square feet. The proposed wall sign is 384 square-feet and 59% of the eligible wall sign area. A Waiver is needed to allow a wall sign to exceed 50% of the eligible wall sign area.

The applicant is proposing two 24 square-foot arcade signs 35 feet apart under the awning. The arcade signs are designed the same as the large wall sign with one exception. The smaller arcade signs have the neon bordering the letter box instead of being a part of each individual letter.

On-premise signs less than 65 square feet within the first 10 feet vertically above the height of the finished sidewalk are required to be separated by 50 linear feet. The two proposed arcade signs are 35 feet apart within this area. A Waiver is required to allow on-premise signs less than 65 square-feet to be closer than 50 feet within the public pedestrian pathways.

Arcade signs are limited to a maximum of 16 square feet. The proposed arcade signs are 24 square feet. A Waiver is required to allow an arcade sign to exceed the maximum area of 16 square feet.

Arcade signs are limited to a maximum of one per tenant entrance. The proposed location has one entrance and the applicant is proposing two signs. A Waiver is required to allow more than one arcade sign per entrance.

The three proposed signs meet the requirements for neon within the Downtown Entertainment Overlay District. The overall signage concept meets the design intent of the Downtown Entertainment Overlay District, which seeks to preserve the tradition of neon art and encourage signage that will enhance the district as a nationally recognized place. However, the proposal requires four Waivers, therefore staff cannot support the proposed signage and recommends denial.

Applicant's representative gave a brief presentation explaining the intended scope of work of the project and stated they are in agreement with staff's conditions of approval.

(Commissioner Truesdell arrived at 12:38 p.m.)

The motion made by Commissioner Van Gorp to *APPROVE* ARC-40798 subject to Staff's Conditions of Approval was seconded by Vice-Chairman Truesdell.

Motion unanimously ***APPROVED (5-0)***

CITIZENS PARTICIPATION

Chairman Evans read the Public comment paragraph as followed:

Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Downtown Design Review Committee. No subject may be acted upon by the Downtown Design Review Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

There was no public comment.

ADJOURNMENT/ NEXT MEETING DATE

Chairman Evans adjourned the meeting. Ms. Mooney stated a pre-application conference was conducted but no application has yet been submitted for the next scheduled meeting date on March 15, 2011. The DDRC meetings will now be held the 3rd Tuesday of the month at the new Development Services Center location at 333 North Rancho Drive.

(Time of adjournment: 12:41 p.m.)

Pre-Application Conference	
Item Required	
YES	NO

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST

APPLICATION PACKET

YES	NO		
☒	☐	Application signed and notarized by ***all*** property owners or authorized agent(s)	**NOTES:**
☒	☐	Grant deed and legal description	
☒	☐	***Detailed*** justification letter (explaining the scope of the project)	
☒	☐	***Original*** meeting notes and Submittal Checklist(s) signed by planner	
☐	☒	Correct fee(s): $ ___ (Application) + $ _____ (Notification) + $ ____(Recordation) = **$** 0 **Total**	
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by ***all*** property owners or authorized agent(s)	
☒	☐	Assessor's Parcel Map	
☐	☒	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: ☐)	

Visit the CLV website for blank application, SDFI & DINA forms @ **http://www.lasvegasnevada.gov/** (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")

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

SITE PLAN

YES	NO			
☒	☐	8.5" x11" min. to 11" x 17" max. page size	**Colored Folded Plans:**	10
☒	☐	North arrow, scale, and vicinity map	**Reduced Copy (8-1/2x11 B/W):**	1
☒	☐	***All*** property lines and present dimensions labeled	**NOTES:**	
☒	☐	***All*** building setbacks labeled		
☒	☐	***All*** adjacent existing land uses and street names labeled		
☒	☐	***All*** points of ingress and egress shown		
☒	☐	***All*** sign setbacks labeled		
☒	☐	***All*** free-standing sign locations shown and heights and sizes noted		
☒	☐	***All*** sign locations labeled and shown		

SIGN ELEVATIONS

YES	NO			
☒	☐	8.5" x11" min. to 11" x 17" max. page size	**Colored Folded Plans:**	10
☒	☐	***All*** present dimensions labeled with a line at 10' from the ground	**Reduced Copy (8-1/2x11 B/W):**	1
☒	☐	***All*** elevations drawn between ½" to 1" scale	**NOTES:**	
☒	☐	***All*** Colors & Materials shown and labeled		
☒	☐	***All*** methods of attachment shown		
☒	☐	Visual representation of: lettering, illumination, color, area, and height of graphics		

BUILDING ELEVATIONS

YES	NO			
☒	☐	8.5" x11" min. to 11" x 17" max. page size	**Colored Folded Plans:**	10
☒	☐	Building dimensions (Height & Width) labeled and to scale	**Reduced Copy (8-1/2x11 B/W):**	1
☒	☐	Photo of the complete building elevation with proposed signage and existing signage depicted	**NOTES:**	
☒	☐	8" x 10" color and material board		

SIGN ANALYSIS TABLE

YES	NO			
☒	☐	*Type of sign*	**Table:**	10
☒	☐	*Required Setback*	**Reduced Copy (8-1/2x11 B/W):**	1
☒	☐	*Provided Setback*	**NOTES:**	
☒	☐	*Allowed Height*		
☒	☐	*Provided Height*		
☒	☐	*Allowed Area*		
☒	☐	*Provided Area*		
☒	☐	*Required Lighting*		
☒	☐	*Provided Lighting*		

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

Owner / Applicant:	L V B-OGDEN MARKETING CORP	**Application Type:**	Downtown Design Review Committee
Representative:	Michael LeBlue	**Application Purpose:**	Signage Review
APN:	13934613000	**Site Location:**	150 N. Las Vegas Blvd.
Planner's Signature:		**Pre-App. Meeting Date:**	2/28/2011
		Submittal Deadline:	*3/29/2011 - no later than 2:00 pm*
Planner:	702-229-2087	**Earliest DDRC Meeting Dates:**	4/19/2011

RECEIVED
MAR 25 2011

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

5/5/2011

TO:

COURTNEY MOONEY
PLANNING & DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL ON DOWNTOWN DESIGN REVIEW COMMITTEE

COPIES TO:

This is to certify that the following action relative to Downtown Design Review Committee decision on the application of:

FILE NO.:	**ARC-41315**
APPLICANT:	**Young Electric Sign Company**
WARD:	**5 (Barlow)**

Appeal by applicant or any other aggrieved person: Yes [✓ No]

5/5/2011
DATE

Vicky Skilbred
CITY CLERK

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Downtown Design Review Committee Action.	**April 19, 2011**
Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is ten (10) days after the date of the DDRC decision.)	**May 2, 2011**

RECEIVED
CITY CLERK
2011 APR 20 A 10: 52

\CLV-6217

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
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

April 19, 2011

LVB Ogden Marketing, LLC
Mr. Rick Matthews
175 W. Jackson Blvd. Ste. 540
Chicago, IL 60604

RE: ARC-41315

Dear Applicant:

Your request for a sign review on an existing Mixed Use development at 150 N. Las Vegas Blvd (APN 139-34-613-000), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Downtown Design Review Committee (DDRC) on April 19, 2011.

The Downtown Design Review Committee (DDRC) voted to APPROVE your request, subject to the following amended conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 3/28/11 in conjunction with this request, except as modified herein.
2. All signs must be fully illuminated from dusk until dawn.
3. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department.
4. All signage that encroaches into right-of-way will need an approved Encroachment Permit from the Public Works Department prior to attachment of the sign to the building.
5. All City Code requirements and design standards of all City departments must be satisfied.

This action by the Downtown Design Review Committee on April 19, 2011 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Downtown Design Review Committee's decision.

Sincerely,

CMooney

Courtney Mooney
Urban Design Coordinator
Department of Planning

CM:nl

Cc:

Young Electric Sign Company
Mr. Michael LeBlue
5119 S. Cameron Street
Las Vegas, NV 89118

LAS VEGAS CITY COUNCIL

OSCAR B. GDODMAN
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
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

April 12, 2011

LVB Ogden Marketing, LLC
Mr. Rick Matthews
175 W. Jackson Blvd. Ste. 540
Chicago, IL 60604

RE: ARC-41315

Dear applicant:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee** on **April 19, 2011.** This meeting will be held at 12:15 P.M. at the Development Services Center, 333 North Rancho Drive, in Conference Room 3C, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the April 19, 2011 meeting.

The Downtown Design Review Committee requires that you or your representative be present at this meeting.

Sincerely,

CMooney

Courtney Mooney
Urban Design Coordinator
Department of Planning

CM:nl

Enclosures

Cc:

Young Electric Sign Company
Mr. Michael LeBlue
5119 S. Cameron Street
Las Vegas, NV 89118

CITY OF LAS VEGAS
PACKET DISTRIBUTION LIST

FROM: PLANNING & DEVELOPMENT	**DDRC MEETING DATE:** **04/19/10** **ARC-41315**

SENT VIA U.S. MAIL

PLANNING COMMISSIONER	RICHARD TRUESDELL	Cornerstone Company 9901 Covington Cross Dr #170 Las Vegas, NV 89144
PLANNING COMMISSIONER	STEVE EVANS	State of Nevada 2200 S. Rancho Dr #210 Las Vegas, NV 89102
COMMITTEE MEMBER	MIKE NOLAN	El Cortez Hotel & Casino 600 Fremont St Las Vegas, NV 89101
COMMITTEE MEMBER	DEBRA HEISER	Heiser Designs 107 E Charleston Blvd #250-A Las Vegas, NV 89101-1018
COMMITTEE MEMBER	QUENTIN ABRAMO	Faciliteq Business Interiors 817 S Main St Las Vegas, NV 89101-6424
	1,000 MILE ENVELOPE	
COMMITTEE MEMBER - OBD	STEVE VAN GORP, DEPUTY DIRECTOR	Office of Business Development 400 E Stewart Ave -2nd Fl Las Vegas, NV 89101

HAND-DELIVERED

COMMITTEE MEMBER – P&D	FLINN FAGG, PLANNING MANAGER	Planning & Development 333 N. Rancho Drive Las Vegas, NV 89106
STAFF MEMEMBER – P&D	COURTNEY MOONEY, URBAN DESIGN COORDINATOR	Planning & Development 333 N. Rancho Drive Las Vegas, NV 89106

City of Las Vegas

AGENDA MEMO

DOWNTOWN DESIGN REVIEW COMMITTEE MEETING DATE: April 19, 2011
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ARC-41315 - APPLICANT: Young Electric Sign Company - OWNER: L V B-OGDEN MARKETING CORP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ARC-41315	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

ARC-41315 CONDITIONS

Planning and Development

1. Conformance to the sign elevations and documentation as submitted and date stamped 3/28/11 in conjunction with this request, except as modified herein.

2. All signs must be fully illuminated from dusk until dawn.

3. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department.

4. All signage that encroaches into right-of-way will need an approved Encroachment Permit from the Public Works Department prior to attachment of the sign to the building.

5. All City Code requirements and design standards of all City departments must be satisfied.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a signage review on a building located at 150 Las Vegas Boulevard North. The property is located within the Downtown Entertainment Overlay District and the Las Vegas Boulevard Scenic Byway Overlay District. The applicant is proposing to place a 1,309 square-foot sign on the north façade of the building fronting East Ogden Avenue. The sign will be mounted on the lower portion of the building used as a parking garage. Ogden will be spelled out vertically with white exposed neon channel letters. Perforated metal screens are illuminated with LED light and programmed to change intensity and color on alternate sides of the channel letters.

Staff is recommending approval of this request. The proposed signage meets the requirements of the Downtown Entertainment Overlay District and the Las Vegas Boulevard Scenic Byway Overlay District. If this request is denied, the proposed signage will not be permitted and the applicant may appeal the board's decision or present a redesigned sign at a future date. If approved, a permit cannot be issued until 14 days, after which the appeal period will have expired.

BACKGROUND INFORMATION

Most Recent Change of Ownership	
6/12/2009	A deed was recorded for a change in ownership.

Pre-Application Meeting	
2/28/2011	A pre-application meeting was held and the submittal requirements of a Downtown Design Review Committee application were discussed.

Field Check	
4/11/11	During a routine site inspection performed by staff, the subject property was noted as a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	.97

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	275 Multi-family Tower	C (Commercial)	C-2 (General Commercial)
North	Vacant Lot	C (Commercial)	C-2 (General Commercial)

South	Private Drive & Landscaping	C (Commercial)	C-2 (General Commercial)
East	310 Unit Hotel & Casino	C (Commercial)	C-2 (General Commercial)
West	Retail & Parking Garage	C (Commercial)	C-2 (General Commercial)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 200 Feet	X		Y
Live/Work Overlay District	X		Y
Downtown Entertainment Overlay District	X		Y
Las Vegas Scenic Byway	X		Y
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

SIGN STANDARDS

Wall Signs:

Sign	*Allowed*	*Provided*	*Compliance*
Maximum Number	Total of all signs < 50% of the elevation area	Total of all signs >50% of the elevation area	Y
Maximum Area	1,500 square feet	1309 square feet	Y
Maximum Height	20' above parapet	Below parapet	Y
Minimum Setback	May not encroach more than 8' into ROW	4'	Y
Illumination	75% neon/animated	100% neon/animated	Y

ANALYSIS

This is a request for a signage review on a building located at 150 Las Vegas Boulevard North. The property is located within the Downtown Entertainment Overlay District. The applicant is proposing to place a 1,309 square-foot sign on the north façade of the building fronting East Ogden Avenue. The sign will be mounted on the lower portion of the building used as a parking garage. Ogden will be spelled out vertically with white exposed neon channel letters. Perforated metal screens are illuminated with LED light and programmed to change intensity and color on alternate sides of the channel letters.

The maximum wall coverage of signage on a façade above 10 feet may be 50%. The wall sign is 29.75 feet wide and 44 feet tall comprising 1,309 square feet. The proposed wall sign is less than 50% of the façade area.

The illuminated perforated screens that change color and intensity is considered animated. The Las Vegas Boulevard Scenic Byway District requirement of 75% illumination/animation is met with this proposal. No Waivers are required with this proposal.

FINDINGS

The proposed sign meets the requirements of the Las Vegas Boulevard Scenic Byway District. The overall signage concept meets the design intent of the Las Vegas Boulevard Scenic Byway District which seeks to preserve the tradition of neon art and encourage signage that will enhance the district as a nationally recognized place. Therefore, staff supports the proposed signage and recommends approval.

ARC-41315
04/19/2011
DDRC

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: To allow an illuminated sign in the Las Vegas Blvd. Scenic Byway.

Project Address (Location) 150 Las Vegas Blvd. N.

Project Name The Ogden **Proposed Use**

Assessor's Parcel #(s) 13934613000 **Ward #** 5 - Barlow

General Plan: existing --- proposed --- **Zoning:** existing C-2 proposed ---

Commercial Square Footage --- **Floor Area Ratio** ---

Gross Acres **Lots/Units** --- **Density** ---

Additional Information

PROPERTY OWNER L V B - Ogden Marketing, LLC **Contact** Rick Mathews

Address 175 W. Jackson Blvd.,Suite 540 **Phone:** (312) 572-6357 **Fax:** (312) 572-6859

City Chicago **State** IL **Zip** 60604

E-mail Address rmathews@stresidential.com

APPLICANT L V B - Ogden Marketing, LLC **Contact** Rick Mathews

Address 175 W. Jackson Blvd.,Suite 540 **Phone:** (312) 572-6357 **Fax:** (312) 572-6859

City Chicago **State** IL **Zip** 60604

E-mail Address rmathews@stresidential.com

REPRESENTATIVE Young Electric Sign Company **Contact** Michael LeBlue

Address 5119 S. Cameron St. **Phone:** (702) 348-7414 **Fax:** (702) 944-4500

City Las Vegas **State** NV **Zip** 89118

E-mail Address mleblue@yesco.com

Property Owner Signature* Rk. M

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

Print Name RICK A. MATHEWS

Subscribed and sworn before me

This 3rd day of March , 20 11 .

Armesha L. Bell

Notary Public in and for said County and State

ARMESHA L. BELL
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 14, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ARC-41315

Meeting Date: 4/19/11

Total Fee: 0

Date Received:* 3/28/11

Received By:

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

RECEIVED
MAR 28 2011

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

YESCO.

Las Vegas Division

5119 South Cameron Street
Las Vegas, Nevada 89118

702-876-8080 Telephone
702-944-4500 Fax

March 29, 2011

City of Las Vegas
Planning and Development
Downtown Design Review Committee

Re: The Ogden (Streamline Tower) Signage Justification Letter
APN - 13934613000

To Whom It May Concern:

We are proposing to install a sign for The Ogden (Streamline) located at 150 Las Vegas Blvd. North, parcel number 13934613000. This location lies in the Las Vegas Blvd. Scenic Byway Overlay District. The design of this sign meets the requirements for this Overlay District.

The open pan channel letters reading 'OGDEN' contain visible neon covering an area greater than 75%. The perforated background panels, provided as a design element, are washed with LED color changing illumination, complimentary to the letters and creating a sophisticated feel appropriate to the subject building and a mesh to the Downtown Las Vegas experience with appreciation to historical signs in the area. The LED lighting will be programmed to range from a dramatic white light with change in intensity to an exciting tempo of vibrant morphing colors.

Please reference YESCO Design Drawing #413073, dated 2/2/2011 for further detail.

We thank you in advance for your review and consideration of our application and look forward to a successful project. Please don't hesitate to contact me at (702) 876-8080 with any questions.

Respectfully,
YESCO LLC

Trevor S. Fuller
Account Executive

RECEIVED
MAR 28 2011

NCL: 74289/74290/75739(unlimited)

ARC-41315
04/19/11 DDRC

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ARC-41315** APN: 13934613000

Name of Property Owner: L V B - Ogden Marketing , LLC

Name of Applicant: L V B - Ogden Marketing , LLC

Name of Representative: Young Electric Sign Company

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: Rick A. Mathews

Subscribed and sworn before me

This 3rd day of March, 20 11

Armesha L Bell

Notary Public in and for said County and State

ARMESHA L. BELL
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 14, 2012

RECEIVED
MAR 28 2011

[Authorized Persons, Responsible
Officers and other Officers]

ACTION BY WRITTEN CONSENT OF THE SOLE MEMBER OF ST RESIDENTIAL, LLC

October 8, 2010

The undersigned, being the sole member (the "Member") of ST Residential, LLC, a Delaware limited liability company, formerly known as CCV Managing Member, LLC (the "Company"), acting pursuant to Section 18-302(d) of the Delaware Limited Liability Company Act, hereby adopts, by this written consent, the following resolutions with the same force and effect as if they had been adopted at a duly convened meeting of the Member of the Company and directs that this written consent be filed with the minutes of the proceedings of the Company.

WHEREAS, pursuant to Section 3.2 of the Limited Liability Company Agreement of the Company, the Member has the authority to remove and appoint officers of the Company;

WHEREAS, the Member desires to remove certain officers of the Company, and to establish and appoint new officers of the Company;

WHEREAS, it is deemed advisable for the Member of the Company to have authority to take all actions and do all things necessary, desirable or appropriate to effect the purposes and intents of the following resolutions;

NOW, THEREFORE, BE IT:

RESOLVED, that each person indicated below, is hereby appointed: (i) as an authorized person (each, an "Authorized Person") to act on behalf of the Company, with authority to take action on behalf of the Company, including to enter into agreements of any sort on behalf of the Company; (ii) as a "Responsible Officer" in accordance with the terms of that certain Advance Facility Agreement among Corus Construction Venture, LLC, each Lender from time to time a party thereto, and the Federal Deposit Insurance Corporation, in its capacity as Receiver for Corus Bank, N.A., dated as of October 16, 2009; and (iii) to the office set forth opposite his or her name to serve at the pleasure of the Company and until his or her successor is appointed and qualified or until his or her earlier resignation or removal:

Wade Hundley	Chief Executive Officer
Marcos Alvarado	Executive Vice President
Rich Ryan	Chief Financial Officer
Jonathan Pertchik	Chief Operating Officer
Matthew Chamberlain	Chief Administrative Officer
Michael Dulberg	Chief Accounting Officer
Joel C. Solomon	General Counsel
Peter R. Freund	Senior Vice President, Associate Counsel
Rick A. Mathews	Vice President, Associate Counsel

RESOLVED, that any Authorized Persons are hereby authorized to designate as depositaries of the funds of the Company such banks or other financial institutions as any such Authorized Person shall deem in the best interests of the Company and to open, keep or close general and special bank accounts with any such depositary, and to make such general and special rules and regulations with respect to such accounts as any such Authorized Person may deem necessary or advisable, such determinations to be conclusively evidenced by the opening, keeping or closing of such accounts and by the promulgation of such rules and regulations by any such Authorized Person; and further

RESOLVED, that each of the following individuals be, and hereby is, appointed NOT as an Authorized Person but to the office set forth opposite his or her name to serve at the pleasure of the Company and until his or her successor is appointed and qualified or until his or her earlier resignation or removal:

James Dow	Senior Vice President
Seth J. Hewitt	Senior Vice President
David R. Ploger	Senior Vice President
Bill Allen	Senior Vice President, Regional Director
Victor Ballestas	Senior Vice President, Regional Director
John Huckaby	Senior Vice President, Regional Director
Michael Leipart	Senior Vice President, Director of Sales and Marketing
Peggy Fucci	Senior Vice President, Director of Sales and Marketing
Greg Franks	Vice President
Cathy A. Kuratko	Vice President
Heath A. Phillips	Vice President
Kent Shafer	Vice President
Randy Shields	Vice President
Francyne Nord	Manager
Daina Gjemre	Manager, Human Resources
Patrick Brady	Account Manager
Kyle Krauss	Account Manager
Sana Khan	CRM Manager
Armesha Bell	Senior Paralegal
Adam Callans	Associate
Matthew Davidson	Associate
Natella Mashkevich	Associate
Christopher Shemmer	Associate
Matt Tuthill	Associate
Wanda Avila	Associate, Portfolio Administration
Shantel Perez	Associate, Portfolio Administration
Ebony Williams-Thomas	Associate, Portfolio Administration
Ashley Jenkins	Analyst

RESOLVED, that any Senior Vice President and Vice President is hereby authorized, empowered and directed, in the name of, and on behalf of the Company, to execute and deliver any and all documentation, certificates, instruments and agreements as he or she may deem to be in the best interest of the Company to carry out the day-to-day business of the Company; provided, however, that no Senior Vice President (other than Peter R. Freund, who is an Authorized Person) or Vice President (other than Rick A. Mathews, who is an Authorized Person) shall, without the prior written approval of the Member: (a) incur any indebtedness on behalf of the Company other than in the ordinary course of business, or (b) enter into any agreement for, or otherwise cause, the sale or release, either in whole or in part, of any assets owned by the Company, or (c) make any other major decisions on behalf of the Company, other than in the ordinary course of business, with respect to the Company, its assets or its business; and further

RESOLVED, that, effective as of the date hereof, each of the following individuals are hereby removed from their previous Office of the Company set forth opposite such individual's name:

Francyne Nord	First Vice President
Nancy Baumhart	Vice President
Patrick Brady	Assistant Vice President
Kyle Krauss	Assistant Vice President

RESOLVED, that all actions heretofore taken in the name and on behalf of the Company in connection with any matter referred or contemplated in any of the foregoing resolutions are hereby adopted, approved, authorized, ratified and confirmed in all respects.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the undersigned, being the sole Member of ST Residential, LLC, has executed this Action by Written Consent as of the date first above written.

NORTHWEST INVESTMENTS, LLC, as sole Member of
the Company

By: Joel Solomon
Name: Joel C. Solomon
Title: General Counsel

LVB-OGDEN MARKETING, LLC

Business Entity Information

Status:	Active	File Date:	4/17/2009
Type:	Foreign Limited-Liability Company	Entity Number:	E0203372009-1
Qualifying State:	DE	List of Officers Due:	4/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20091278169	Business License Exp:	4/30/2011

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
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:	$ 10.00
Par Share Count:	1,000.00	Par Share Value:	$ 0.01

Officers

☐ Include Inactive Officers

Managing Member - CORUS CONSTRUCTION VENTURE LLC			
Address 1:	175 W JACKSON BLVD STE 540	Address 2:	
City:	CHICAGO	State:	IL
Zip Code:	60604	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Foreign Qualification		
Document Number:	20090348301-00	# of Pages:	1
File Date:	4/17/2009	Effective Date:	
Initial Stock Value: Par Value Shares: 1,000 Value: $ 0.01 No Par Value Shares: 0 -- Total Authorized Capital: $ 10.00			
Action Type:	Miscellaneous		
Document Number:	20090348303-22	# of Pages:	1
File Date:	4/17/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20090348304-33	# of Pages:	2
File Date:	4/17/2009	Effective Date:	
(No notes for this action)			

CORUS CONSTRUCTION VENTURE, LLC

Business Entity Information

Status:	Active	File Date:	11/06/2009
Type:	Foreign Limited-Liability Company	Entity Number:	E0580812009-1
Qualifying State:	DE	List of Officers Due:	11/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20091525819	Business License Exp:	11/30/2011

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
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

Managing Member - ST RESIDENTIAL LLC

Address 1:	175 W JACKSON BLVD STE 540	Address 2:	
City:	CHICAGO	State:	IL
Zip Code:	60604	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20090779733-57	# of Pages:	1
File Date:	11/06/2009	Effective Date:	

(No notes for this action)

Action Type:	Initial List		
Document Number:	20090779735-79	# of Pages:	1
File Date:	11/06/2009	Effective Date:	

ILO2009-2010

Action Type:	Annual List		
Document Number:	20100880622-99	# of Pages:	1
File Date:	11/22/2010	Effective Date:	

(No notes for this action)

[Authorized Persons, Responsible
Officers and other Officers]

ACTION BY WRITTEN CONSENT OF THE
SOLE MEMBER OF
ST-RESIDENTIAL, LLC

October 8, 2010

The undersigned, being the sole member (the "Member") of ST Residential, LLC, a Delaware limited liability company, formerly known as CCV Managing Member, LLC (the "Company"), acting pursuant to Section 18-302(d) of the Delaware Limited Liability Company Act, hereby adopts, by this written consent, the following resolutions with the same force and effect as if they had been adopted at a duly convened meeting of the Member of the Company and directs that this written consent be filed with the minutes of the proceedings of the Company.

WHEREAS, pursuant to Section 3.2 of the Limited Liability Company Agreement of the Company, the Member has the authority to remove and appoint officers of the Company;

WHEREAS, the Member desires to remove certain officers of the Company, and to establish and appoint new officers of the Company;

WHEREAS, it is deemed advisable for the Member of the Company to have authority to take all actions and do all things necessary, desirable or appropriate to effect the purposes and intents of the following resolutions;

NOW, THEREFORE, BE IT:

RESOLVED, that each person indicated below, is hereby appointed: (i) as an authorized person (each, an "Authorized Person") to act on behalf of the Company, with authority to take action on behalf of the Company, including to enter into agreements of any sort on behalf of the Company; (ii) as a "Responsible Officer" in accordance with the terms of that certain Advance Facility Agreement among Corus Construction Venture, LLC, each Lender from time to time a party thereto, and the Federal Deposit Insurance Corporation, in its capacity as Receiver for Corus Bank, N.A., dated as of October 16, 2009; and (iii) to the office set forth opposite his or her name to serve at the pleasure of the Company and until his or her successor is appointed and qualified or until his or her earlier resignation or removal:

Wade Hundley	Chief Executive Officer
Marcos Alvarado	Executive Vice President
Rich Ryan	Chief Financial Officer
Jonathan Pertchik	Chief Operating Officer
Matthew Chamberlain	Chief Administrative Officer
Michael Dulberg	Chief Accounting Officer
Joel C. Solomon	General Counsel
Peter R. Freund	Senior Vice President, Associate Counsel
Rick A. Mathews	Vice President, Associate Counsel

RESOLVED, that any Authorized Persons are hereby authorized to designate as depositaries of the funds of the Company such banks or other financial institutions as any such Authorized Person shall deem in the best interests of the Company and to open, keep or close general and special bank accounts with any such depositary, and to make such general and special rules and regulations with respect to such accounts as any such Authorized Person may deem necessary or advisable, such determinations to be conclusively evidenced by the opening, keeping or closing of such accounts and by the promulgation of such rules and regulations by any such Authorized Person; and further

RESOLVED, that each of the following individuals be, and hereby is, appointed NOT as an Authorized Person but to the office set forth opposite his or her name to serve at the pleasure of the Company and until his or her successor is appointed and qualified or until his or her earlier resignation or removal:

James Dow	Senior Vice President
Seth J. Hewitt	Senior Vice President
David R. Ploger	Senior Vice President
Bill Allen	Senior Vice President, Regional Director
Victor Ballestas	Senior Vice President, Regional Director
John Huckaby	Senior Vice President, Regional Director
Michael Leipart	Senior Vice President, Director of Sales and Marketing
Peggy Fucci	Senior Vice President, Director of Sales and Marketing
Greg Franks	Vice President
Cathy A. Kuratko	Vice President
Heath A. Phillips	Vice President
Kent Shafer	Vice President
Randy Shields	Vice President
Francyne Nord	Manager
Daina Gjemre	Manager, Human Resources
Patrick Brady	Account Manager
Kyle Krauss	Account Manager
Sana Khan	CRM Manager
Armesha Bell	Senior Paralegal
Adam Callans	Associate
Matthew Davidson	Associate
Natella Mashkevich	Associate
Christopher Shemmer	Associate
Matt Tuthill	Associate
Wanda Avila	Associate, Portfolio Administration
Shantel Perez	Associate, Portfolio Administration
Ebony Williams-Thomas	Associate, Portfolio Administration
Ashley Jenkins	Analyst

RESOLVED, that any Senior Vice President and Vice President is hereby authorized, empowered and directed, in the name of, and on behalf of the Company, to execute and deliver any and all documentation, certificates, instruments and agreements as he or she may deem to be in the best interest of the Company to carry out the day-to-day business of the Company; provided, however, that no Senior Vice President (other than Peter R. Freund, who is an Authorized Person) or Vice President (other than Rick A. Mathews, who is an Authorized Person) shall, without the prior written approval of the Member: (a) incur any indebtedness on behalf of the Company other than in the ordinary course of business, or (b) enter into any agreement for, or otherwise cause, the sale or release, either in whole or in part, of any assets owned by the Company, or (c) make any other major decisions on behalf of the Company, other than in the ordinary course of business, with respect to the Company, its assets or its business; and further

RESOLVED, that, effective as of the date hereof, each of the following individuals are hereby removed from their previous Office of the Company set forth opposite such individual's name:

Francyne Nord	First Vice President
Nancy Baumhart	Vice President
Patrick Brady	Assistant Vice President
Kyle Krauss	Assistant Vice President

RESOLVED, that all actions heretofore taken in the name and on behalf of the Company in connection with any matter referred or contemplated in any of the foregoing resolutions are hereby adopted, approved, authorized, ratified and confirmed in all respects.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the undersigned, being the sole Member of ST Residential, LLC, has executed this Action by Written Consent as of the date first above written.

NORTHWEST INVESTMENTS, LLC, as sole Member of
the Company

By: Joel Solomon
Name: Joel C. Solomon
Title: General Counsel

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 139-34-613-001 etal
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 RECORDERS OPTIONAL USE
Book Page:
Date of Recording:
Notes: DIL OK GW

3. a) Total Value/Sales Price of Property: $33,973,500.00
b) Deed in Lieu of Foreclosure Only (value of ($)
c) Transfer Tax Value: $33,973,500.00
d) Real Property Transfer Tax Due $173,264.85

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section:
b. Explain reason for exemption:

ASSESSOR

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: Debbie M. Jackson Capacity: Trustee
Signature: Capacity:

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: First American Title Insurance Company as Trustee	Print Name: LVB-Ogden Marketing Corporation, a Delaware corporation
Address: 2490 Paseo Verde Pkwy. Ste. 100	Address: 3959 N. Lincoln Avenue
City: Henderson	City: Chicago
State: Nevada Zip: 89074	State: Illinoise Zip: 60613

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

Print Name: First American Title Insurance Company File Number: 201-2371788 RMD/IK
Address 2490 Paseo Verde Pkwy., Ste. 100
City: Henderson State: NV Zip: 89074

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

RECEIVED
MAR 28 2011

IN WITNESS WHEREOF the said FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, has this day caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officer.

FIRST AMERICAN TITLE INSURANCE COMPANY,
a California corporation

By: Debbie M Jackson
Name: Debbie M. Jackson
Its: Vice President

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on June 12 2009, by Debbie M. Jackson, as Vice President of First American Title Insurance Company, a California corporation.

Notary Public

My commission expires: 9-5-2012

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
C. JACKSON
Appt. No. 99-55741-1
My Appt. Expires Sept. 5, 2012

C. Jackson
99-55741-1
9-5-2012

20090612-0005626
Fee: $21.00 RPTT: $173,264.85
N/C Fee: $25.00
06/12/2009 16:26:07
T20090206919
Requestor:
FIRST AMERICAN TITLE PASEO V
Debbie Conway KXC
Clark County Recorder Pgs: 9

APNs:

139-34-613-001; 139-34-613-002; 139-34-613-003;
139-34-613-004; 139-34-613-005; 139-34-613-006;
139-34-613-007; 139-34-613-008; 139-34-613-009;
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139-34-613-016; 139-34-613-017; 139-34-613-018;
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139-34-613-265; 139-34-613-266; 139-34-613-267;
139-34-613-268; 139-34-613-269; 139-34-613-270;
139-34-613-271; 139-34-613-272; 139-34-613-273;
139-34-613-274; 139-34-613-275; 139-34-613-276;
139-34-613-277.

RETURN/MAIL TAX STATEMENTS TO:

LVB-OGDEN MARKETING CORPORATION
3959 N. Lincoln Avenue
Chicago, Illinois 60613
Attn: Seth Hewitt

TRUSTEE'S DEED UPON SALE

This TRUSTEE'S DEED UPON SALE, dated as of June 12, 2009, is made by FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as trustee as hereinafter stated ("Trustee"), to LVB-Ogden Marketing Corporation, a Delaware corporation ("Grantee"), WITNESSETH:

WHEREAS, Streamline Tower, LLC, a Nevada limited liability company ("Grantor"), by Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing made as of September 13, 2006, and recorded on September 15, 2006, in Book 20060915 as Instrument 0002319 of Official Records of Clark County, Nevada (the "Deed of Trust"), did grant and convey to TitleOne of Las Vegas, Inc., a Nevada corporation, as Trustee's predecessor-in-interest, upon the trusts therein expressed, all property described therein, including but not limited to the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note dated September 13, 2006, and interest according to the terms thereof, plus other sums of money advanced, with interest thereon, to which reference is hereby made, for the benefit of Corus Bank, N.A. ("Corus"), as beneficiary, and

WHEREAS, breach and default was made under the terms of said Deed of Trust, in the particulars set forth in the Notice of Breach (defined below), and

WHEREAS, on January 9, 2009, Corus, as the then beneficiary and holder of said note, recorded that certain Substitution of Trustee substituting Trustee as the trustee under the Deed of Trust in Book 20090109 as Instrument 0003058 of Official Records of Clark County, Nevada;

WHEREAS, on January 9, 2009, Corus did execute and deliver to Trustee written Declaration of Default and Demand for Sale Under Deed of Trust and thereafter there was filed for record on January 9, 2009, in Book 20090109 as Instrument 0003059 of Official Records of Clark County, Nevada, a Notice of Breach and Election to Sell Under Deed of Trust (the "Notice of Breach"), to cause Trustee to sell said property to satisfy the obligations secured by said Deed of Trust;

WHEREAS, all of Corus's right, title and interest in said Deed of Trust was assigned to Grantee by that certain Assignment of Deed of Trust and Other Loan Documents recorded in Book 20090429 as Instrument 0003290 of Official Records of Clark, County, Nevada, and,

WHEREAS, 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 in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in a newspaper of general circulation printed and published in the County and State in which the property to be sold is situated, a Notice of Sale (the "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 described, including but not limited to the real property described herein, at public auction to the highest bidder for cash in lawful money of the United States on the 12th day of June, 2009 at the hour of 9:30 A.M. at the front entrance to Nevada Legal News, located at 930 South Fourth Street, in the City of Las Vegas, County of Clark, State of Nevada (the "Foreclosure Sale"), and

WHEREAS, three true and correct copies of said Notice of Sale were posted as required by law for not less than twenty (20) days before the date of sale therein fixed, 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 requirements of the law regarding the service of notices required by statute, and with the Servicemembers Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), said Trustee, at the time and place aforesaid did then and there at public auction sell all property, including the real property hereinafter described, to Grantee for the sum of ~~and /100 Dollars ($-----~~), said Grantee being the highest bidder. **$33,973,500.00 (Thirty-Three Million Nine Hundred Seventy Three Thousand Five Hundred Dollars and No Cents)**
NOW THEREFORE, Trustee in consideration of the premises recited and sum herein mentioned bid and paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, unto the said Grantee

all right, title and interest under said Deed of Trust in that certain property situate in the County of CLARK, State of Nevada, described as follows (collectively referred to herein as the "Property"):

Legal Description (the "Legal Description")

Lots One (1) through Six (6) inclusive and Lots Twenty-Seven (27) through Thirty-Two (32) inclusive in Block Two (2) of Hawkins Addition, as shown by map thereof on file in Book 1 of Plats, Page 40, in the Office of the County Recorder of Clark County, Nevada, including, but not limited to, all of STREAMLINE TOWER, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 45 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, and as amended by Certificate of Amendment recorded May 15, 2008 in Book 20080515 as Instrument No. 00636, Official Records.

Together with that portion of said land as vacated by Order of Vacation recorded September 15, 1988 in Book 880915 as Instrument No. 01024, of Official Records, Clark County, Nevada.

Excepting that portion of land conveyed to the City of Las Vegas in a Grant Deed recorded March 10, 2006 in Book No. 20060310 as Instrument No. 00677, Official Records.

Further excepting therefrom Parcels One (1) and Two (2) as follows:

Parcel One (1): Units 813, 814, 815, 909, 920, 921, 1021, 1102, 1104, 1108, 1120, 1201, 1218, 1503, 1609, 1610, 1710, 1804, 1810, 1813, 1818, 1904, 1910, 2010, 2015, 2109 and 2215 OF STREAMLINE TOWER AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 45 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, and as amended by Certificate of Amendment recorded May 15, 2008 in Book 20080515 as Instrument No. 00636, Official Records.

Parcel Two (2): An Allocated Interest in Common Elements appurtenant to Parcel 1, exclusive easements over any Limited Common Element allocated to Parcel 1 and non-exclusive easements for access, ingress, egress, use, and enjoyment and other purposes appurtenant to Parcel 1 as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for STREAMLINE TOWER recorded February 6, 2008, in Book 20080206 as Instrument No. 03749 and re-recorded February 12, 2008, in Book 20080212 as Instrument No. 03827 and as shown by the map of STREAMLINE TOWER on file in Book 139 of Plats, Page 45 in the Office of the County Recorder of Clark County, Nevada, and as amended by Certificate of Amendment recorded May 15, 2008, in Book 20080515 as Instrument No. 00636, Official Records.

TOGETHER WITH the Mortgaged Property (as defined below).

As used herein, "Mortgaged Property" means all of Grantor's right , title in and interest in and to all of the Land, Improvements, Fixtures, Agreements, Plans, Permits, Intangibles, Condominium Contracts, Condominium Documents, Condominium Proceeds and Deposits, the Leases and Rents (as such capitalized terms are hereinafter defined) together with any and all proceeds of any and all of the foregoing, including, without limitation, any and all cash and non-cash consideration received from the sale, exchange, lease collection or other disposition of any and all of the foregoing, any value received as a consequence of the possession of any of the foregoing, any payment received from any insurer or other person or entity as a result of the destruction, loss, theft, damage or other involuntary conversion of whatever nature of any of the foregoing, and all equipment, machinery, furniture, inventory, other goods, fixtures, general intangibles, instruments, chattel paper, documents, accounts and all other property of any kind or nature which are acquired with any proceeds of any of the foregoing. Mortgaged Property shall also include all renewals, substitutions, improvements, accessions, attachments, additions, remainders, reversions, replacements and all proceeds to or of each of the foregoing, any greater estate in the Real Estate (as defined below) or any portion thereof that has been acquired by Grantor; and all conversions of the security constituted thereby.

As used in this Trustee's Deed Upon Sale, the following terms shall have the meanings prescribed to them below:

"Agreements" means all contracts, agreements, warranties, representations, service agreements, maintenance contracts and agreements relating to the use, occupancy, operating, management, leasing, repair and service of the Real Estate or any part thereof, whether presently existing or entered into after the date hereof.

"Building" means the 21-story building constructed by Grantor on the Land.

"Condominium Contracts" means all contracts for the sale of any condominium unit now or hereafter comprising any portion of the Real Estate.

"Condominium Documents" means a collective and singular reference to any tentative map, final map, plat of condominium, the declaration of condominium or condominium covenants, conditions and restrictions, and all plans, schedules and other details defining the units and the general common elements and limited common elements of the condominium established thereby, including, as applicable, the bylaws of the condominium unit owner's association or board of managers, the rules and regulations, the management agreement between the condominium unit owner's association or board of managers and the firm that will be managing the Project, the sales agency agreement, the form of purchase agreement(s) to be used for the sale of condominium units and all sales and promotional materials to be used in connection with the sale of condominium units; and each exhibit thereto; and all general and special rights of the declarant or developer under any of the foregoing; together with any amendments and attachments to any of the foregoing.

"Condominium Proceeds and Deposits" means all of Grantor's right, title and interest in and to (i) all proceeds from the sale of any condominium unit located on the Real Estate, (ii) subject to all rights of purchasers under Condominium Contracts, all reservation deposits and earnest money deposits and upgrade deposits paid or deposited by a purchaser in connection with the Condominium Contracts, including funds and monies in certain account(s) opened and maintained by TitleOne of Las Vegas, Inc., a Nevada corporation ("Earnest Money Escrow Agent"), and certain account(s) Grantor maintains with Corus for any alteration or extra work or change in or to the minimum quality of materials, finishes, amenities, features and personal property, including floor coverings, wall coverings, electrical/data/security systems, lighting plans, bathroom and kitchen fixtures and countertops, cabinetry and appliances, (iii) all accounts into which any of such deposits are deposited and (iv) any escrow agreements, including that certain escrow agreement between Grantor and Earnest Money Escrow Agent and any escrow agreement with respect to funds deposited for upgrades.

"Fixtures" means all furniture, furnishings, fixtures, appliances, machinery or equipment which are now or at anytime hereafter may be attached to or situated upon or affixed to the Real Estate, including, but not limited to, all signs, artwork, office furnishings and equipment, all partitions, screens, awnings, shades, blinds, floor coverings, hall and lobby equipment, heating, lighting, plumbing, ventilating, refrigerating, incinerating, elevator, escalator, air conditioning and communication plants or systems with appurtenant fixtures, vacuum cleaning systems, call systems, security systems, sprinkler systems and other fire prevention and extinguishing apparatus and materials; all equipment, manual, mechanical or motorized, for the construction, maintenance, repair and cleaning of, any parking areas, walks, underground ways, truck ways, driveways, common areas, roadways, highways and streets; and all other items of personal property now and hereafter owned by Grantor located in or on the Real Estate and used or useful in the present or future occupancy, operation, maintenance and leasing thereof.

"Improvements" means all buildings, structures and improvements to be constructed on the Land in accordance with the Plans, together with all related infrastructure and related facilities, all as more fully set forth in the Plans and all other buildings, structures, fixtures, personalty, appurtenances and improvements now or hereafter on the Land.

"Intangibles" means all the records and books of account now or hereafter maintained by Grantor in connection with the operation of the Real Estate or otherwise; all contracts rights, rights to the payment of money including tax refund claims, insurance proceeds and tort claims, chattel paper, documents, instruments, general intangibles, together with all income therefrom, increases thereunder and proceeds thereof; and all judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of any of the Real Estate or any portion thereof under the power of eminent domain, any proceeds of any policies of insurance maintained with respect to any of the Real Estate and proceeds of any sale, option or contract to sell the Real Estate or any portion thereof.

"Land" means the real estate legally described in the Legal Description above, of approximately 1.03 acres, located at 150 Las Vegas Boulevard North in Las Vegas, Nevada, together with all easements, air rights, servitudes, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way now or hereafter belonging, relating or appertaining to the Land, and the reversions, remainder, rents, issues and profits thereof, and all the estate, right, title interest, property, possession, claim and demand whatsoever, at law as well as in equity, of Grantor, in and to the same.

"Leases" means all leases, subleases, licenses, rental agreements, franchise and occupancy agreements, concession agreements and other agreements, whether or not in writing, for the use or occupancy of all or any portion Real Estate affecting the use, enjoyment or occupancy of the Real Estate or any portion thereof now or hereafter made together with any extension, renewal or replacement of the same.

"Permits" means all building permits, certificates of occupancy and other assignable governmental permits, licenses and authorizations, including, without limitation, all state, county and local occupancy certificates, and other licenses, in any way applicable to the Real Estate or any part thereof or to the development, construction, ownership, use, occupancy, operation, maintenance, and leasing of the Real Estate.

"Plans" means all plans and specifications relating to the construction of the Improvements on the Real Estate.

"Project" means the Building and all other improvements on or to be made to the Land, and all fixtures, machinery, furnishings, equipment, supplies, and all other property of any kind installed or used at the Land.

"Real Estate" means the Land, the Improvements and such other of the Mortgaged Property as constitutes real property under the laws of the State of Nevada, together with any and all proceeds of any and all of the foregoing, including, without limitation, any and all cash and non-cash consideration received from the sale, exchange, lease, collection or other disposition of any and all of the foregoing, any value received as a consequence of the possession of any of the foregoing (including, without limiting the generality of the foregoing, any and all real estate tax abatements now or in the future accruing to the Real

Estate), any payment received from an insurer or other person or entity as a result of the destruction, loss, theft, damage or other involuntary conversion of whatever nature of any of the foregoing, and all equipment, machinery, furniture, inventory, other goods, fixtures, general intangibles, instruments, chattel paper, documents, accounts and all other property of any kind or nature which are acquired with any proceeds of any of the foregoing.

"Rents" means absolutely and presently all rents, additional rents, revenues, income, issues and profits arising from the Leases and renewals and replacements thereof and any cash or security deposited in connection therewith, and together with all avails, rents, issues, cash collateral and profits arising from or accruing at anytime hereafter by virtue of any agreement for the use or occupancy of the Real Estate or any portion thereof, and together with all fees, charges and compensation for the use of parking stalls or other parking privileges.

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