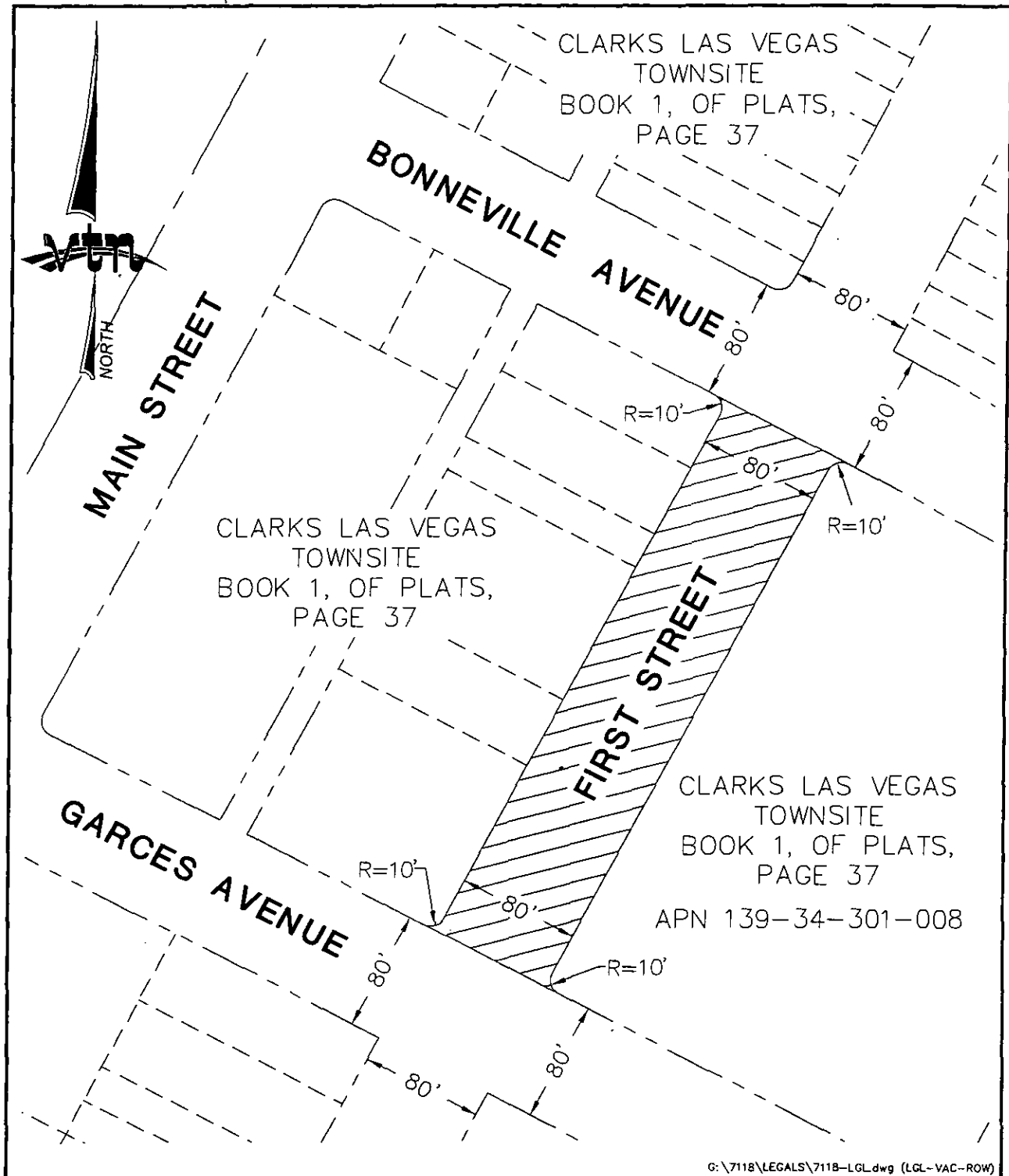




2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

**VACATION
RIGHT-OF-WAY
FIRST STREET**

**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**

SCALE	HORZ. NONE
	VERT. NA
W.O. NO.	7118
DRAWN BY:	BT
DATE	09/04/08
SHEET	1 OF 1

RECEIVED
MAR 31 2011
EOT-41366



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

April 26, 2011

Mr. Eric Louttit
FC/LW Vegas, LLC
Terminal Tower
50 Public Square, Suite #1140
Cleveland, Ohio 44113-2267

**RE: EOT-41366 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - APRIL 2011**

Dear Mr. Louttit:

Your request for an Extension of Time of a previously approved Petition to Vacate (VAC-30172) FOR AN 80-FOOT WIDE PORTION OF FIRST STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE, Ward 3 (Reese), has been considered administratively by the Department of Planning Staff.

The Department of Planning Staff has administratively **APPROVED** your request subject to the following:

Planning

1. This Petition to Vacate (VAC-30172) shall expire on May 6, 2013 unless the Order of Vacation is recorded or another Extension of Time is approved by the department of Planning.
2. Conformance to the conditions of approval of the Petition to Vacate (VAC-30172) and all other site related actions as required by the Department of Planning and Departments of Public Works.

This action by the Department of Planning staff on April 26, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Eric Louttit
Forest City Finance Corporation
Terminal Tower
50 Public Square, Suite #1140
Cleveland, Ohio 44113-2267

Ms. Marilyn Smith
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE MINOR REVIEW DATE: APRIL 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: FOREST CITY FINANCE CORPORATION -

OWNER: FC/LW VEGAS, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
EOT-41366	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-41366 CONDITIONS

Planning

1. This Petition to Vacate (VAC-30172) shall expire on May 6, 2013 unless the Order of Vacation is recorded or another Extension of Time is approved by the department of Planning.
2. Conformance to the conditions of approval of the Petition to Vacate (VAC-30172) and all other site related actions as required by the Department of Planning and Departments of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for an Extension of Time of a previously approved Petition to Vacate (VAC-30172) 1st Street, an 80-foot wide public right-of-way commencing at Garces Avenue and continuing northeast with the exception of the last 24 feet towards Bonneville Avenue. The proposed area to be vacated consists of a 376-foot long by 80-foot wide section of 1st Street containing approximately 30,123 square feet. The applicant is requesting a two-year Extension of Time due to the lack of development plans in place for the property adjacent to the vacated parcels.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a request for Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street on the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission and staff recommended approval.
04/04/07	The City Council approved a request for a Petition to Vacate (VAC-19234) a 20-foot wide section of right-of-way generally located south of Bonneville Avenue, north of Garces Avenue between Main Street and 1 st Street. The Planning Commission and staff recommended approval.
09/05/09	The City Council approved a request for a Petition to Vacate (VAC-22542) a 20-foot wide section of public right-of-way generally located 140 feet west of Casino Center Boulevard, between Bonneville Avenue and Garces Avenue. The Planning Commission and staff recommended approval.
09/17/07	The Planning and Development Department approved request for a Final Map Technical Review (FMP-24316) for reversion to acreage of approximately 2.75 acres of the city block located from Bonneville Ave to Garces Ave, and from 1st Street to Casino Center Blvd.
06/04/08	The Planning and Development Department administratively approved a request for an Extension of Time (EOT-27761) of a previously approved Petition to Vacate (VAC-19234) a 20-foot wide section of right-of-way generally located south of Bonneville Avenue, north of Garces Avenue between Main Street and 1 st Street.

Staff Report Page Two
April 2011 - Administrative Minor Review

Related/Relevant City Actions by P&D, Fire, Bldg., etc	
08/06/08	The City Council approved a request for a Site Development Plan Review (SDR-27948) for a Transit Passenger Facility with waivers of the Downtown Centennial Plan build-to-line and streetscape standards on 2.75 acres at the south west corner of Bonneville Avenue and Casino Center Boulevard. The Planning Commission and staff recommended approval.
02/18/09	The City Council approved a request to amend the trail alignment maps of the Master Plan Transportation Trails and Recreation Trails Element (GPA-32130) to revise trail alignments. The Planning Commission and staff recommended approval.
05/06/09	The City Council approved a request for a Petition to Vacate (VAC-30172) an 80-foot wide portion of First Street between Bonneville Avenue and Garces Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
02/25/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/23/10	A business license (H11-00113) was issued for a Residence Hotel at 608 South 1 st Street. The license is still active.
No recent building permits have been issued for the subject sites.	

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Right-of-Way- 1 st Street	ROW (Right-of-Way)	ROW (Right-of-Way)
North	Right-of-Way- 1 st Street	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Right-of-Way- 1 st Street	ROW (Right-of-Way)	ROW (Right-of-Way)

Staff Report Page Three
 April 2011 - Administrative Minor Review

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Transit Facility	C (Commercial)	R-4 (High Density Residential) with a Resolution of Intent to C-2 (General Commercial)
West	Multi-Family Housing	C (Commercial)	C-2 (General Commercial) and R-4 (High Density Residential) with a Resolution of Intent to C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District-Office Core	X		Y
A-O (Airport Overlay) District (200 feet)	X		N/A
Live/Work Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first request for an Extension of Time of a previously approved Petition to Vacate (VAC-30172) 1st Street, an 80-foot wide public right-of-way commencing at Garces Avenue and continuing northeast with the exception of the last 24 feet towards Bonneville Avenue. The proposed area to be vacated consists of a 376-foot long by 80-foot wide section of 1st Street containing approximately 30,123 square feet. No building permits have been issued for the proposed project.

Staff Report Page Four
April 2011 - Administrative Minor Review

FINDINGS

The applicant is requesting a two-year Extension of Time due to the lack of development plans in place for the property adjacent to the vacated parcels. The Department of Public Works has no objection to the request for an Extension of Time; therefore, staff is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Petition to vacate (VAC-30172) shall be required.

APPROVALS 0

PROTESTS 0



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

April 4, 2011

Mr. Eric Louttit
FC/LW Vegas, LLC
Terminal Tower
50 Public Square, Suite #1140
Cleveland, Ohio 44113-2267

**RE: EOT-41366 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - APRIL 2011**

Dear Mr. Louttit:

Your request for an Extension of Time of a previously approved Petition to Vacate (VAC-30172) FOR AN 80-FOOT WIDE PORTION OF FIRST STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE, Ward 3 (Reese), will be considered administratively by the Department of Planning Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Eric Louttit
Forest City Finance Corporation
Terminal Tower
50 Public Square, Suite #1140
Cleveland, Ohio 44113-2267

Ms. Marilyn Smith
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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



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
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: April 12, 2011
Re: **EOT-41366** Forest City Finance Corporation First St. Between Bonneville Ave. & Garces Ave.
Request for an Extension of Time of a previously approved Petition of Vacation (VAC-30172)

COMMENTS:

We have no comment on the Request for an Extension of Time of a previously approved Petition of Vacation (VAC-30172) application for an 80-foot wide portion of First Street between Bonneville Avenue and Garces Avenue.

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF PLANNING		DATE: 04/05/11
TO:	DEVELOPMENT COORDINATION FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SURVEY TEFO TRAFFIC ENGINEERING	ROGER BAILEY ALBERT SUNG DAVID GUERRA MARY WULFF GREG McDERMOTT JOE PEÑA ALAN RIEKKI REBECCA WHITLOCK RICK SCHROEDER
SUBJECT: EXTENSION OF TIME - VACATION		
APPLICANT: FOREST CITY FINANCE CORPORATION		
OWNER: FC/LW VEGAS, LLC		
FILE NUMBER: EOT-41366		

A REQUEST HAS BEEN SUBMITTED FOR A REQUEST FOR AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED PETITION TO VACATE (VAC-30172) FOR AN 80-FOOT WIDE PORTION OF FIRST STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT 80.00 FEET WIDE RIGHT-OF-WAY OF FIRST STREET BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY OF BONNEVILLE AVENUE AND BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF GARCES AVENUE, AS DEDICATED ON THAT CERTAIN FINAL MAP KNOWN AS "CLARKS LAS VEGAS TOWNSITE," ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 1 OF PLATS, AT PAGE 37.

COMMENTS DUE TO BART ANDERSON BY: ASAP

ADMINISTRATIVE MEETING: APRIL 15, 2011

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF PLANNING		DATE: 04/05/11								
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;">TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO</td><td style="width: 50%; vertical-align: top;">TOM BURKART LINDA PERRI KEN MILLER SHARON OZUNA ANNE KILPONEN BRIAN O'CALLAGHAN</td></tr></table>			TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	TOM BURKART LINDA PERRI KEN MILLER SHARON OZUNA ANNE KILPONEN BRIAN O'CALLAGHAN						
TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	TOM BURKART LINDA PERRI KEN MILLER SHARON OZUNA ANNE KILPONEN BRIAN O'CALLAGHAN									
<table style="width: 100%; border: none;"><tr><td style="width: 20%;">SUBJECT:</td><td>EXTENSION OF TIME - VACATION</td></tr><tr><td>APPLICANT:</td><td>FOREST CITY FINANCE CORPORATION</td></tr><tr><td>OWNER:</td><td>FC/LW VEGAS, LLC</td></tr><tr><td>FILE NUMBER:</td><td>EOT-41366</td></tr></table>			SUBJECT:	EXTENSION OF TIME - VACATION	APPLICANT:	FOREST CITY FINANCE CORPORATION	OWNER:	FC/LW VEGAS, LLC	FILE NUMBER:	EOT-41366
SUBJECT:	EXTENSION OF TIME - VACATION									
APPLICANT:	FOREST CITY FINANCE CORPORATION									
OWNER:	FC/LW VEGAS, LLC									
FILE NUMBER:	EOT-41366									

A REQUEST HAS BEEN SUBMITTED FOR A REQUEST FOR AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED PETITION TO VACATE (VAC-30172) FOR AN 80-FOOT WIDE PORTION OF FIRST STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENTS DUE BY: ASAP

ADMINISTRATIVE MEETING: APRIL 15, 2011

ATTACHMENT:
All others: location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF PLANNING		DATE: 04/05/11
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE d/b/a CENTURYLINK LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA SHARON McSHEA JOHN HILL MEGHAN O'NEAL DONNI FIELDS SUE MULANAX
SUBJECT:	EXTENSION OF TIME - VACATION	
APPLICANT:	FOREST CITY FINANCE CORPORATION	
OWNER:	FC/LW VEGAS, LLC	
FILE NUMBER:	EOT-41366	

A REQUEST HAS BEEN SUBMITTED FOR A REQUEST FOR AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED PETITION TO VACATE (VAC-30172) FOR AN 80-FOOT WIDE PORTION OF FIRST STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT 80.00 FEET WIDE RIGHT-OF-WAY OF FIRST STREET BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY OF BONNEVILLE AVENUE AND BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF GARCES AVENUE, AS DEDICATED ON THAT CERTAIN FINAL MAP KNOWN AS "CLARKS LAS VEGAS TOWNSITE," ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 1 OF PLATS, AT PAGE 37.

COMMENTS DUE BY: ASAP

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
333 NORTH RANCHO DRIVE, 8th FLOOR
LAS VEGAS, NEVADA 89106
ATTN: MARY WULFF

ADMINISTRATIVE MEETING: APRIL 15, 2011

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

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

EOT Application

Report Date

04/05/2011 08:34 AM

Submitted By

Page 1

A/P # 41366 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
<u>Processed</u>	03/31/2011 14:20	984224	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

EOT-41366 - EXTENSION OF TIME - VACATION - APPLICANT: FOREST CITY FINANCE CORPORATION - OWNER: FC/LW VEGAS, LLC - Request for an Extension of Time of a previously approved Petition to Vacate (VAC-30172) FOR AN 80-FOOT WIDE PORTION OF FIRST STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE, Ward 3 (Reese).

Parent A/P # 30172
Project # 41366 Project/Phase Name FIRST STREET VACATION Phase #
Size/Area 0.16 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934311011

Location

Owner/Tenant

Contact ID AC1883548 Name FC/LW VEGAS, LLC
Mailing Address 50 PUBLIC SQUARE SUITE 1140 Organization
City CLEVELAND State/Province OH
ZIP/PC 44113 Country ☐ Foreign
Day Phone (216)416-3740 x Evening Phone
Fax (216)479-2446 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

624 S 1ST ST
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

13934311011
13934311016

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

EOT Application

Report Date 04/05/2011 08:34 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1883547 ☐ Foreign
Effective Expire
Name FOREST CITY FINANCE CORPORATION
Day Phone (216)416-3740 x Eve Phone Organization
Pager PIN # Position
Fax (216)479-2446 Mobile Profession
E-Mail
Address 50 PUBLIC SQUARE SUITE 1140
CLEVELAND, OH 44113
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1883548 ☐ Foreign
Effective Expire
Name FC/LW VEGAS, LLC
Day Phone (216)416-3740 x Eve Phone Organization
Pager PIN # Position
Fax (216)479-2446 Mobile Profession
E-Mail
Address 50 PUBLIC SQUARE SUITE 1140
CLEVELAND, OH 44113
Seasonal Addr

Valid From To
Comments No Comments

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

EOT Application

Report Date 04/05/2011 08:34 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card #

0

Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1883549 ☐ Foreign
Effective Expire
Name VTN NEVADA
Day Phone (702)253-2469 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-2597 Mobile Profession
E-Mail
Address 2727 SOUTH RAINBOW BLVD
LAS VEGAS, NV 89146
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card #

0

Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 04/05/2011 08:34 AM

Submitted By

Page 4

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type VAC

Parent Project # 30172

Staff Recommendation

Entitlement Exercised?

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified by</u>	<u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
04/15/2011	ADMIN	SCHEDULED		0	0	0
GKAPOVICH	03/31/2011	DSULLIVAN	04/04/2011			

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

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

<u>Log</u> <u>Action</u> <u>Comments</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	03/31/2011 14:28		0.00
	MARILYN SMITH, 702.873.7550; FC FACILITATOR LLC CK 444996, 216.416.3380				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extention of time for Vacation VAC-30172
 Project Address (Location) First Street between Bonneville and Garces
 Project Name First Street Vacation Proposed Use N/A
 Assessor's Parcel #(s) 139-34-311-011-016 Ward # 3
 General Plan: existing N/A proposed N/A Zoning: existing N/A proposed N/A
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres N/A Lots/Units N/A Density N/A
 Additional Information VAC-30172

PROPERTY OWNER FC/LW Vegas, LLC Contact Eric J. Louttit
 Address Terminal Tower, 50 Public Square, Ste. 1140 Phone: (216) 416-3740 Fax: (216) 479-2446
 City Cleveland State OH Zip 44113-2267
 E-mail Address ericlouttit@forestcity.net

APPLICANT Forest City Finance Corporation Contact Eric J. Louttit
 Address Terminal Tower, 50 Public Square, Ste. 1140 Phone: (216) 416-3740 Fax: (216) 479-2446
 City Cleveland State OH Zip 44113-2267
 E-mail Address ericlouttit@forestcity.net

REPRESENTATIVE VTN Nevada Contact Marilyn Smith
 Address 2727 S. Rainbow Blvd. Phone: (702) 253-2469 Fax: (702) 362-2597
 City Las Vegas State NV Zip 89146
 E-mail Address marilyns@vtnnv.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 Eric J. Louttit

Subscribed and sworn before me

This 24th day of MARCH, 20 11.

Maryann P. Wolanin

Notary Public in and for said County and State

Cuyahoga
 Revised 10/27/08



MARYANN P. WOLANIN
 Notary Public
 In and for the State of Ohio
 My Commission Expires
 April 26, 2015

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-41366</u>
Meeting Date:	<u>5/18/11 CC</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>3/31/11</u>
Received By:	<u>[Signature]</u>

*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.

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

MAR 31 2011



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41366** APN: 139-34-311-011-016

Name of Property Owner: FC/LW Vegas, LLC

Name of Applicant: Forest City Finance Corporation

Name of Representative: Eric J. Louttit

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: _____

Eric J. Louttit
Print Name: Eric J. Louttit

Subscribed and sworn before me

This 24th day of MARCH, 20 11

Maryann P. Wolanin
Notary Public in and for said County and State
Cuyahoga Ohio



MARYANN P. WOLANIN
Notary Public
in and for the State of Ohio
My Commission Expires
April 26, 2015

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MAR 31 2011



PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

3/29/11
W.O. 7118

City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: JUSTIFICATION FOR EXTENSION OF TIME FOR VACATION (VAC-30172) OF FIRST STREET

On behalf of our client, Forest City Finance Corporation, VTN Nevada respectfully submits this extension of time application to vacate First Street between Bonneville Avenue and Garces Avenue.

This extension of the vacation is being request due to lack of a development plan in place for the property adjacent to the vacated parcel. It is unlikely that a project will be ready to go within one year, so a two-year extension is being requested.

Forest City intends to master plan the entire 2 city blocks bisected by First Street between Bonneville Avenue and Garces Avenue. The vacation will allow for continuity throughout the project located within the downtown re-development area. Forest City has been working with City staff on this proposed project and the processing of the requested vacation has been requested at this time.

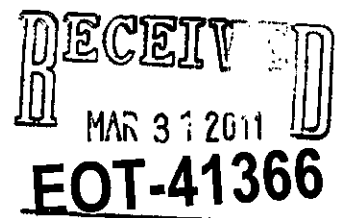
We appreciate your consideration of this request. Should you have any questions or concerns please contact me at 702-873-7550.

Sincerely,

VTN NEVADA

A handwritten signature in black ink, appearing to read 'David Edwards', is written over the printed name.

David Edwards, P.E.
Principal





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

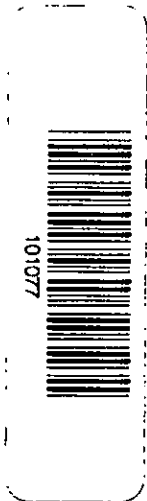
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

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

June 2, 2009

Mr. David Mitchell
Livework, LLC
c/o Mitchell Holdings, et al
41 East 60th Street, 6th Floor
New York, New York 10022

RE: VAC-30172 - VACATION
CITY COUNCIL MEETING OF MAY 6, 2009

Dear Mr. Mitchell:

The City Council at a regular meeting held May 6, 2009 APPROVED the Petition to Vacate an 80-foot wide portion of First Street between Bonneville Avenue and Garces Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on May 7, 2009. This approval is subject to:

Planning and Development

1. Reservation of easements for the existing facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided where such facilities exist in the area to be vacated, or as required by respective franchise agreements.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within two (2) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be defined as the complete width of 1st Street, including the southern spandrel areas, between Garces Avenue northward to a point 24 feet south of Bonneville Avenue as shown in the "Exhibit to Accompany Legal Description" dated 03/02/09. The Order of Vacation may record in phases to coincide with abutting development activities.
5. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Bonneville/Clark One-way Couplet

EOT-41366

Printed with environmentally friendly soy ink.

Mr. David Mitchell
VAC-30172 – Page Two
June 2, 2009

6. This Petition of Vacation shall be modified to retain a Public Drainage Easement unless otherwise allowed by the City Engineer. Pedestrian access shall be preserved through the area proposed to be vacated.
7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation.
8. All public improvements within the area to this Order of Vacation, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
9. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, those modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Dimitri Vezelakis
FC Vegas 20, LLC, et al
949 South Hope Street, Suite #200
Los Angeles, California 90015

Mr. David Mitchell
Wink One, LLC, et al
c/o Mitchell Holdings
41 East 60th Street, 6th Floor
New York, New York 10022

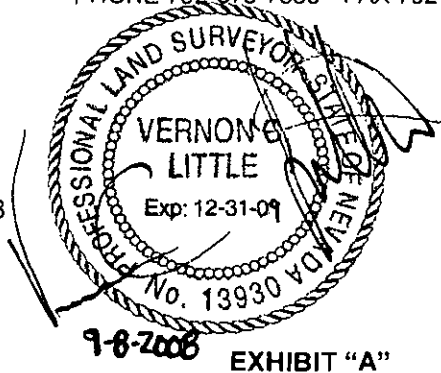
Ms. Kathy Dancho
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

EOT-41366



2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

W.O. 7118
SEPTEMBER 05, 2008
BY: BT
P.R. BY: VCL
PAGE 1 OF 2



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED AT FIRST STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE FOR RIGHT-OF-WAY VACATION PURPOSES.

**LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION
PORTION OF FIRST STREET**

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT 80.00 FEET WIDE RIGHT-OF-WAY OF FIRST STREET BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY OF BONNEVILLE AVENUE AND BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF GARCES AVENUE, AS DEDICATED ON THAT CERTAIN FINAL MAP KNOWN AS "CLARKS LAS VEGAS TOWNSITE", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 1 OF PLATS, AT PAGE 37;

TOGETHER WITH THAT 10.00 FOOT RADIUS SPANDREL AREA LOCATED IN THE SOUTHWEST CORNER OF BONNEVILLE AVENUE AND FIRST STREET CONCAVE SOUTHWESTERLY AND BEING TANGENT TO AND BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY OF BONNEVILLE AVENUE AND BEING TANGENT TO AND BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY OF FIRST STREET,

TOGETHER WITH THAT 10.00 FOOT RADIUS SPANDREL AREA LOCATED IN THE SOUTHEAST CORNER OF BONNEVILLE AVENUE AND FIRST STREET CONCAVE SOUTHEASTERLY AND BEING TANGENT TO AND BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY OF BONNEVILLE AVENUE AND BEING TANGENT TO AND BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY OF FIRST STREET

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MAR 31 2011

LEGAL DESCRIPTION CONTINUED

W.O. 7118

SEPTEMBER 05, 2008

PAGE 2 OF 2

TOGETHER WITH THAT 10.00 FOOT RADIUS SPANDREL AREA LOCATED IN THE NORTHEAST CORNER OF GARCES AVENUE AND FIRST STREET CONCAVE NORTHEASTERLY AND BEING TANGENT TO AND BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF GARCES AVENUE AND BEING TANGENT TO AND BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY OF FIRST STREET,

TOGETHER WITH THAT 10.00 FOOT RADIUS SPANDREL AREA LOCATED IN THE NORTHWEST CORNER OF GARCES AVENUE AND FIRST STREET CONCAVE NORTHWESTERLY AND BEING TANGENT TO AND BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF GARCES AVENUE AND BEING TANGENT TO AND BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY OF FIRST STREET,

CONTAINING 32,086 SQUARE FEET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

END OF DESCRIPTION.

G:\7118\LEGALS\LGL-VAC-ROW.doc

REF:G:\7118\LEGALS\7118-LGLS.dwg (LGL-VAC-ROW)

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MAR 31 2011

Parcel name: VAC-ROW

North: 1252.5167 East : 1550.9404
Line Course: S 62-15-00 E Length: 100.00
North: 1205.9552 East : 1639.4392
Curve Length: 15.71 Radius: 10.00
Delta: 90-00-00 Tangent: 10.00
Chord: 14.14 Course: S 72-45-00 W
Course In: S 27-45-00 W Course Out: N 62-15-00 W
RP North: 1197.1054 East : 1634.7830
End North: 1201.7615 East : 1625.9331
Line Course: S 27-45-00 W Length: 380.00
North: 865.4662 East : 1448.9996
Curve Length: 15.71 Radius: 10.00
Delta: 90-00-00 Tangent: 10.00
Chord: 14.14 Course: S 17-15-00 E
Course In: S 62-15-00 E Course Out: S 27-45-00 W
RP North: 860.8101 East : 1457.8495
End North: 851.9602 East : 1453.1934
Line Course: N 62-15-00 W Length: 100.00
North: 898.5216 East : 1364.6946
Curve Length: 15.71 Radius: 10.00
Delta: 90-00-00 Tangent: 10.00
Chord: 14.14 Course: N 72-45-00 E
Course In: N 27-45-00 E Course Out: S 62-15-00 E
RP North: 907.3715 East : 1369.3507
End North: 902.7154 East : 1378.2006
Line Course: N 27-45-00 E Length: 380.00
North: 1239.0107 East : 1555.1341
Curve Length: 15.71 Radius: 10.00
Delta: 90-00-00 Tangent: 10.00
Chord: 14.14 Course: N 17-15-00 W
Course In: N 62-15-00 W Course Out: N 27-45-00 E
RP North: 1243.6668 East : 1546.2843
End North: 1252.5167 East : 1550.9404

Perimeter: 1022.83 Area: 32,086 sq.ft. 0.74 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000 Course: S 45-00-00 E

Error North: -0.00000 East : 0.00000

Precision 1: 1,022,840,000.00

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MAR 31 2011

Marilyn Smith

From: Louttit, Eric <EricLouttit@forestcity.net>
Sent: Wednesday, March 23, 2011 11:39 AM
To: Marilyn Smith
Subject: RE: First Street Vacation Extension of Time - Reason for extension is needed
Attachments: 2010-11-01_Resolutions Artus Inc.pdf

Marilyn,

Here is a Resolution authorizing me to sign on behalf of Artus, Inc., the parent of FC/LW.

We are requesting the extension of the vacation because we do not yet have a development plan in place for the property adjacent to the vacated parcel. It is unlikely that we will have a project ready to go within one year, so we would like a two-year extension.

Thanks.

Eric J. Louttit
Vice President
Forest City Finance Corporation
Terminal Tower
50 Public Square, Suite 1140
Cleveland, OH 44113-2267
Phone: 216-416-3740
Cell: 216-233-4927
Fax: 216-479-2446
E-mail: ericlouttit@forestcity.net

Nothing contained in this email shall be deemed to constitute or form the basis of an offer, acceptance, counteroffer, contract, agreement or other binding obligation and any of the foregoing may only exist with the express written agreement of the sender in a separate written agreement.

From: Marilyn Smith [mailto:marilyns@vtnnv.com]
Sent: Monday, March 21, 2011 11:20 AM
To: Louttit, Eric
Subject: First Street Vacation Extension of Time - Reason for extension is needed

Eric,

The standard Extension of Time for vacations with the City of Las Vegas is for 1 year. They will consider requests for longer periods of time, based on the reasons for the extension.

When the Extension of Time is submitted a 2 year extension will be requested. Your reason for this extension is needed.

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MAR 31 2011

Marilyn Smith

VTN

702-253-2462

marilyns@vtnnv.com

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MAR 31 2011

**CERTIFIED RESOLUTION OF THE
BOARD OF DIRECTORS OF**

**ARTUS, INC.
an Ohio corporation**

The undersigned as Secretary of Artus, Inc., an Ohio corporation (the "Corporation"), hereby certifies that a special meeting of the Board of Directors of the Corporation duly called and held on the 1st day of November, 2010, at which a quorum was present and acting throughout, the following resolutions were duly adopted by the unanimous vote of all directors present, and the same be and are presently in full force and effect.

WHEREAS, FC/LW Vegas, LLC, a Delaware limited liability company ("FC/LW") has entered into various contracts and agreements for a project known as the City Hall and Las Vegas Land Project (the "Project"); and

WHEREAS, FC Vegas 20, LLC, a Nevada limited liability company ("Vegas 20") is the managing member of FC/LW ; and

WHEREAS, Rolling Acres Properties Co. Limited Partnership, an Ohio limited partnership ("Rolling Acres") is the managing member of Vegas 20; and

WHEREAS, the Corporation is the general partner of Rolling Acres; and

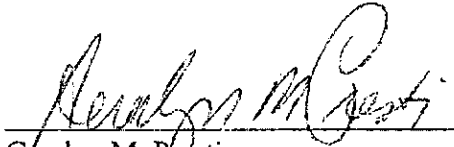
NOW, THEREFORE, BE IT RESOLVED:

RESOLVED, that the Directors hereby approve, consent to and ratify the election of Eric Louttit, as Vice President of the Corporation to execute and enter into all documents and agreements as are necessary for the Project, and Eric Louttit is to serve as such officer until a successor is appointed and qualified. All prior actions taken by Eric Louttit as Vice President for this Corporation are hereby ratified and confirmed; and

FURTHER RESOLVED, that the undersigned hereby waives all formal requirements, including the necessity of holding a formal meeting, and any requirement that the notice of such meeting be given.

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MAR 31 2011

IN WITNESS WHEREOF, the undersigned executed this Certified Resolution of the Board of Directors on the 1st day of November, 2010.



Geralyn M. Presti
Secretary

RECEIVED
MAR 31 2011

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"L/W TIC SUCCESSOR LLC", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "FC/LW VEGAS, LLC" UNDER THE NAME OF "FC/LW VEGAS, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-EIGHTH DAY OF FEBRUARY, A.D. 2011, AT 3:01 O'CLOCK P.M.

4878892 8100M

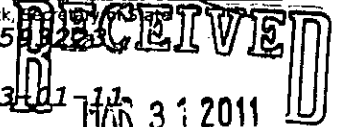
110235111

You may verify this certificate online
at corp.delaware.gov/authver.shtml



Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 8581223

DATE: 03-01-11
MAR 31 2011



**STATE OF DELAWARE
CERTIFICATE OF MERGER OF
DOMESTIC LIMITED LIABILITY COMPANIES**

Pursuant to Title 6, Section 18-209 of the Delaware Limited Liability Act, the undersigned limited liability company executed the following Certificate of Merger:

FIRST: The name of the surviving limited liability company is

FC/LW Vegas, LLC
and the name of the limited liability company being merged into this surviving limited liability company is L/W TIC Successor LLC.

SECOND: The Agreement of Merger has been approved, adopted, certified, executed and acknowledged by each of the constituent limited liability companies.

THIRD: The name of the surviving limited liability company is
FC/LW Vegas, LLC

FOURTH: The merger is to become effective on February 28, 2011.

FIFTH: The Agreement of Merger is on file at 50 Public Square, #1360
Cleveland, OH 44113,
the place of business of the surviving limited liability company.

SIXTH: A copy of the Agreement of Merger will be furnished by the surviving limited liability company on request, without cost, to any member of the constituent limited liability companies.

IN WITNESS WHEREOF, said limited liability company has caused this certificate to be signed by an authorized person, the 28th day of February, A.D.,
2011.

By: Layton McCown
Authorized Person

Name: Layton McCown
Print or Type

Title: Exec VP and Asst. Sec on behalf of Member

RECEIVED
MAR 31 2011

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "FC/LW VEGAS, LLC", FILED IN THIS OFFICE ON THE THIRTIETH DAY OF SEPTEMBER, A.D. 2010, AT 12:51 O'CLOCK P.M.



4878892 8100

100956004

You may verify this certificate online
at corp.delaware.gov/authver.shtml

Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 8261299

DATE: 09-30-10

MAR 31 2011

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State of Delaware
Secretary of State
Division of Corporations
Delivered 12:57 PM 09/30/2010
FILED 12:51 PM 09/30/2010
SRV 100956004 - 4878892 FILE

CERTIFICATE OF FORMATION

OF

FC/LW VEGAS, LLC

1. The name of the limited liability company is FC/LW Vegas, LLC.
2. The address of its registered office in the State of Delaware is Corporation Trust Center, 1209 Orange Street, in the City of Wilmington, County of New Castle. The name of its registered agent at such address is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned have executed this Certificate of Formation of FC/LW Vegas, LLC this 29th day of September, 2010.

/s/ Michelle Smego

Michelle Smego, Organizer

DE083 - 5/5/00 C T System Online

RECEIVED
MAR 31 2011

FILING RECEIPT

ENTITY NAME: FC VEGAS 20, LLC

DOCUMENT TYPE: MERGER (UNAUTHORIZED LLC)
PROCESS

COUNTY: UNKN

FILED: 08/09/2010 DURATION: ***** CASH#: 100809000127 FILM #: 100809000121

FILER:

EFFECT DATE

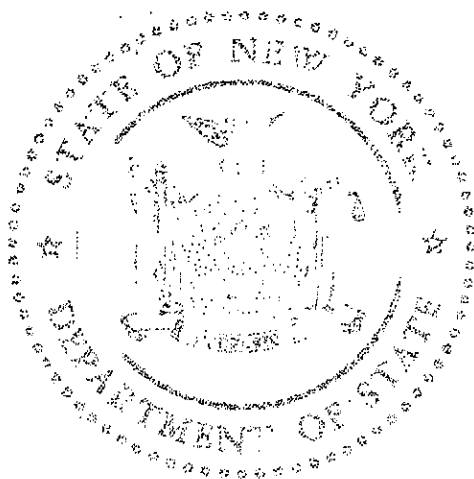
MICHELLE SMEGO
SUITE 1360
50 PUBLIC SQUARE
CLEVELAND, OH 44113

08/09/2010

ADDRESS FOR PROCESS:

THE LLC
50 PUBLIC SQUARE, SUITE 1360
CLEVELAND, OH 44114

REGISTERED AGENT:



CONSTITUENT NAME: FC VEGAS 39, LLC

SERVICE COMPANY: CT CORPORATION SYSTEM - 07

SERVICE CODE: 07

FEEs	85.00
FILING	60.00
TAX	0.00
CERT	0.00
COPIES	0.00
HANDLING	25.00

PAYMENTS	85.00
CASH	0.00
CHECK	0.00
CHARGE	0.00
DEBIT CARD	85.00
OPAL	0.00
REFUND	0.00

RECEIVED
MAR 3 2011

7897303MC

DOS-1025 (04/2007)

New York State
Department of State
Division of Corporations, State Records and Uniform Commercial Code
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231
www.dos.state.ny.us

Revised

CERTIFICATE OF MERGER OF

FC Vegas 39, LLC

(Insert Name of Domestic Entity)

AND

(Insert Name of Foreign Limited Liability Company)

INTO

FC Vegas 20, LLC

(Insert Name of Foreign Limited Liability Company)

Under Section 1003 of the Limited Liability Company Law

FIRST: The name (and if the name has been changed, the name under which it was formed) and jurisdiction of formation or organization of each limited liability company or other business entity that is to merge is:

FC Vegas 39, LLC a New York LLC

SECOND: For each domestic limited liability company and domestic other business entity, the date when its initial articles of organization or formation document was filed with Department of State is:

03/27/2007 originally filed with the New York Department of State

THIRD: For each foreign limited liability company and foreign other business entity, the jurisdiction and date of filing of its original articles of organization or formation document and the date when its application for authority was filed with the Department of State is: (if no such application has been filed, a statement to such effect and a statement that the foreign surviving limited liability company is not to do business in this state until it has filed an application for authority with the Department of State):

06/07/2007 originally filed with the Nevada Secretary of State

FOURTH: The agreement of merger has been approved and executed by each domestic limited liability company or other business entity that is to merge.

FIFTH: The name of the surviving foreign limited liability company is:

FC Vegas 20, LLC

RECEIVED
MAR 31 2011

SIXTH: (optional) The future effective date of the merger, which does not exceed 30 days from the date of filing, is: _____

SEVENTH: The surviving foreign limited liability company may be served with process in this state in any action or special proceeding for the enforcement of any liability or obligation of any domestic limited liability company, domestic business corporation or domestic other business entity previously amenable to suit in this state that is to merge and for the enforcement that is provided in the Limited Liability Company Law of the right of members of any domestic limited liability company, shareholders of any domestic business corporation or owners of any domestic other business entity to receive payment for their interests against the surviving foreign limited liability company.

EIGHTH: Pursuant to Section 623 of the Business Corporation Law, Section 1005 of the Limited Liability Company Law or any applicable statute, the surviving foreign limited liability company will promptly pay to the shareholders of each domestic business corporation, members of each domestic limited liability company or owners of any constituent other business entity the amount, if any, to which they shall be entitled under the provisions of the Business Corporation Law, Limited Liability Company Law and any applicable statute relating to the right of shareholders, members and owners to receive payment for their interest.

NINTH: The Secretary of State is designated as agent of the foreign limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process served upon him or her is:

50 Public Square, Suite 1360, Cleveland, Ohio 44114

TENTH: This merger is permitted by the jurisdiction of incorporation or organization for each foreign other business entity and foreign limited liability company and is in compliance therewith.

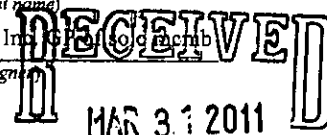
ELEVENTH: The agreement of merger is on file at the following place of business of the surviving foreign limited liability company:

50 Public Square, Suite 1360, Cleveland, Ohio 44114

TWELFTH: A copy of the agreement of merger will be furnished by the surviving foreign limited liability company on request and without cost to any member of any domestic limited liability company or to any person holding an interest in any other business entity that is to merge pursuant to such agreement.

FC Vegas 39, LLC
(Name of Domestic Entity)
X *Layton McCown*
(Signature)
Layton McCown
(Type or print name)
Vice President, Artus, Inc., GP of sole member
(Title of signer)

FC Vegas 20, LLC
(Name of Foreign Limited Liability Company)
X *Layton McCown*
(Signature)
Layton McCown
(Type or print name)
EVP, F.C. Canton Centre, Inc. GP of sole member
(Title of signer)



CERTIFICATE OF MERGER
OF

FC Vegas 39, LLC

(Insert Name of Domestic Entity)

AND

(Insert Name of Foreign Limited Liability Company)

INTO

FC Vegas 20, LLC

(Insert Name of Foreign Limited Liability Company)

Under Section 1003 of the Limited Liability Company Law

Filed by: _____
(Name)

(Mailing address)

(City, State and ZIP code)

NOTE: This form was prepared by the New York State Department of State for filing a certificate of merger with a foreign limited liability company survivor. It does not contain all optional provisions under the law. You are not required to use this form. You may draft your own form or use forms available at legal supply stores. The Department of State recommends that legal documents be prepared under the guidance of an attorney. The certificate must be submitted with a \$60 filing fee made payable to the Department of State.

(For office use only)

RECEIVED
MAR 31 2011

FC/LW VEGAS, LLC**Business Entity Information**

Status:	Active	File Date:	2/02/2011
Type:	Foreign Limited-Liability Company	Entity Number:	E0061272011-1
Qualifying State:	DE	List of Officers Due:	3/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20111079798	Business License Exp:	

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

No active officers found for this company

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20110086886-50	# of Pages:	1
File Date:	2/02/2011	Effective Date:	
(No notes for this action)			

RECEIVED
MAR 31 2011

GENERAL INFORMATION	
PARCEL NO.	139-34-311-011
OWNER AND MAILING ADDRESS	F C L W VEGAS L L C 60% L W T I C SUCCESSOR L L C 40% %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-0000
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	624 S 1ST ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE <u>PLAT BOOK 1 PAGE 37</u> LOT 17 BLOCK 8 & LOTS 18-21 SEC 34 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* <u>20110225:04420</u>
RECORDED DATE	02/25/2011
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	203
APPRAISAL YEAR	2010
FISCAL YEAR	10-11
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2010-11	2011-12
LAND	182952	134165
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	182952	134165
TAXABLE LAND+IMP (SUBTOTAL)	522720	383329
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	182952	134165
TOTAL TAXABLE VALUE	522720	383329

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.40 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	81609630 06/07
LAND USE	0-00 VACANT
DWELLING UNITS	0

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GENERAL INFORMATION	
PARCEL NO.	139-34-311-012
OWNER AND MAILING ADDRESS	F C L W VEGAS L L C 60% L W T I C SUCCESSOR L L C 40% %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-0000
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	622 S 1ST ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 LOT 22 BLOCK 8 & LOT 23 SEC 34 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 20110225:04420
RECORDED DATE	02/25/2011
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	203
APPRAISAL YEAR	2010
FISCAL YEAR	10-11
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2010-11	2011-12
LAND	77753	57019
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	77753	57019
TAXABLE LAND+IMP (SUBTOTAL)	222151	162911
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	77753	57019
TOTAL TAXABLE VALUE	222151	162911

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.17 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	81609630 06/07
LAND USE	0-00 VACANT
DWELLING UNITS	0

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GENERAL INFORMATION	
PARCEL NO.	139-34-311-013
OWNER AND MAILING ADDRESS	F C L W VEGAS L L C 60% L W T I C SUCCESSOR L L C 40% %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-0000
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	618 S 1ST ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 LOT 24 BLOCK 8 & LOTS 25-27 SEC 34 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* <u>20110225:04420</u>
RECORDED DATE	02/25/2011
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	203
APPRAISAL YEAR	2010
FISCAL YEAR	10-11
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2010-11	2011-12
LAND	146360	107330
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	146360	107330
TAXABLE LAND+IMP (SUBTOTAL)	418171	306657
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	146360	107330
TOTAL TAXABLE VALUE	418171	306657

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.32 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	81609630 06/07
LAND USE	0-00 VACANT
DWELLING UNITS	0

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GENERAL INFORMATION	
PARCEL NO.	139-34-311-014
OWNER AND MAILING ADDRESS	F C L W VEGAS L L C 60% L W T I C SUCCESSOR L L C 40% %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-0000
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	610 S 1ST ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 LOT 28 BLOCK 8 SEC 34 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 20110225:04420
RECORDED DATE	02/25/2011
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	203
APPRAISAL YEAR	2010
FISCAL YEAR	10-11
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2010-11	2011-12
LAND	36593	26835
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	36593	26835
TAXABLE LAND+IMP (SUBTOTAL)	104551	76671
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	36593	26835
TOTAL TAXABLE VALUE	104551	76671

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.08 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	81609630 06/07
LAND USE	1-50 RESIDENTIAL APARTMENTS
DWELLING UNITS	0

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GENERAL INFORMATION	
PARCEL NO.	139-34-311-015
OWNER AND MAILING ADDRESS	F C L W VEGAS L L C 60% L W T I C SUCCESSOR L L C 40% %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-0000
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	608 S 1ST ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 LOT 29 BLOCK 8 & LOT 30 SEC 34 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 20110225:04420
RECORDED DATE	02/25/2011
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	203
APPRAISAL YEAR	2010
FISCAL YEAR	10-11
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2010-11	2011-12
LAND	94500	73500
IMPROVEMENTS	162666	99601
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GRDSS ASSESSED (SUBTOTAL)	257166	173101
TAXABLE LAND+IMP (SUBTDAL)	734760	494574
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	257166	173101
TOTAL TAXABLE VALUE	734760	494574

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.16 Acres
ORIGINAL CONST. YEAR	1980
LAST SALE PRICE MONTH/YEAR	81609630 06/07
LAND USE	1-50 RESIDENTIAL APARTMENTS
DWELLING UNITS	30

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GENERAL INFORMATION	
PARCEL NO.	139-34-311-016
OWNER AND MAILING ADDRESS	F C L W VEGAS L L C 60% L W T I C SUCCESSOR L L C 40% %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-0000
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	17 E BONNEVILLE AVE LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 LOT 31 BLOCK 8 & LOT 32 SEC 34 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 20110225:04420
RECORDED DATE	02/25/2011
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	203
APPRAISAL YEAR	2010
FISCAL YEAR	10-11
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2010-11	2011-12
LAND	73185	53669
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	73185	53669
TAXABLE LAND+IMP (SUBTOTAL)	209100	153340
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	73185	53669
TOTAL TAXABLE VALUE	209100	153340

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.16 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	81609630 06/07
LAND USE	0-00 VACANT
DWELLING UNITS	0

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9-1

WHEN RECORDED RETURN TO:

FOREST CITY ENTERPRISES, INC.
Attention: David Gordon
Terminal Tower, Suite 1360
50 Public Square
Cleveland, Ohio 44113

Inst #: 201102250004420

Fees: \$21.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #001

02/25/2011 05:00:51 PM

Receipt #: 689138

Requestor:

FIRST AMERICAN TITLE

Recorded By: ANI Pgs: 9

DEBBIE CONWAY

CLARK COUNTY RECORDER

MAIL TAX STATEMENTS TO:

FOREST CITY ENTERPRISES, INC.
Attention: Director of Tax
Terminal Tower, Suite 1410
50 Public Square
Cleveland, Ohio 44113

APNs: 139-34-311-001, 002, 003, 007, 008,
009, 010, 011, 012, 013, 014, 015, 016, 017,
018, 019, 020, 021, 022, 023, 024, 025, 026,
027, 028, 029, 030, 031 and 049
139-34-302-009
139-34-210-014, 015, 017 and 018

(Space above line for Recorder's use only)

GRANT, BARGAIN AND SALE DEED

FC VEGAS 20, LLC, a Nevada limited liability company, as "GRANTOR," does hereby Grant, Bargain, Sell and Convey to FC/LW VEGAS, LLC, a Delaware limited liability company, as "GRANTEE", all of Grantor's undivided 60% interest as tenant in common in the real property located in County of Clark, State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal tax year not yet due and payable.
2. All matters of record.

{Signature Page Follows}

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated as of February 25, 2011.

"GRANTOR"

FC VEGAS 20, LLC,
a Nevada limited liability company

By: Rolling Acres Properties Co. Limited
Partnership, its Managing Member

By: Artus, Inc.,
its General Partner

By: [Signature]
Name: Layton McCown
Title: Vice President and
Assistant Secretary

STATE OF OHIO }
COUNTY OF CUYAHOGA } ss.

This instrument was acknowledged before me on February 18, 2011
by Layton McCown, as Vice President and Assistant Secretary, of Artus, Inc., as the general
partner of Rolling Acres Properties Co. Limited Partnership, the managing member of FC VEGAS
20, LLC, a New York limited liability company.

[Signature]
NOTARY PUBLIC



DENISE M. SCAGLIONE
Notary Public, State of Ohio
My Commission Expires Apr. 21, 2012
(Recorded in Lorain County)

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EXHIBIT A
Legal Description of Land

ATTACHED

ASSESSOR'S COPY

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Parcel 1:

LOTS SEVEN (7) AND EIGHT (8) IN BLOCK TEN (10) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Parcel 2:

Lot Fourteen (14) and the South Fifteen (15) feet of Lot Thirteen (13) in Block Ten (10) of CLARK'S LAS VEGAS, TOWNSITE, as shown by map on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 3:

Lot Fifteen (15) and Sixteen (16) in Block Ten (10) of CLARK'S LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 4:

The West 100 feet of Lots One (1) and Two (2) in Block Ten (10) of CLARK'S LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 5:

The East Forty (40) feet of Lots One (1) and Two (2) in Block Ten (10) of CLARK'S LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 6:

Lots Seventeen (17) through Twenty-One (21) inclusive in Block Eight (8) of CLARK'S LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 7:

Being a portion of the North half (N1/2) of the Southwest Quarter (SW1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows: Beginning at the Northern most corner of Lot Twenty-five (25) of Block Ten (10) of Clark's Las Vegas Townsite, as shown in Book 1 of Plat Maps, Page 37 and also being a point on the East right-of-way line of the 20 foot wide public alley; Thence North 27°54'30" East, along the East line of said public alley, a

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distance of 174.96 feet to a point on the South right-of-way line of Clark Avenue (80 feet wide); Thence South 62°07'28" East, along said right-of-way line, a distance of 139.99 feet to a point on the West right-of-way line of Casino Center Boulevard (80 feet wide); Thence South 27°54'30" West, along said right-of-way line a distance of 175.00 feet; Thence North 62°06'34" West, a distance of 139.99 feet to the point of beginning; Pursuant to that certain Reversionary Map in Book 82 of Plats, Page 49, in the Office of the County Recorder, Clark County, Nevada and recorded December 17, 1997 in Book 971217 as Document No. 00665, Official Records. Note: The above metes and bounds description was prepared by Robert C. Johnson PLS, at Baughman and Turner 1210 Hinson Street, Las Vegas, Nevada.

PARCEL 8:

LOT TWENTY-EIGHT (28) AND TWENTY-NINE (29) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 9:

THE NORTH ONE AND ONE-HALF FEET TO LOT NINETEEN (19), ALL OF LOT TWENTY (20) AND THE SOUTH HALF (S 1/2) OF LOT TWENTY-ONE (21), ALL IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 10:

LOT TWENTY-TWO (22) AND THE NORTH HALF (N 1/2) OF LOT TWENTY-ONE (21) AND THE SOUTH HALF (S 1/2) OF LOT TWENTY-THREE (23) ALL IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 11:

THE NORTH HALF (N 1/2) OF LOT TWENTY-THREE (23) AND ALL OF LOTS TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 12:

LOTS TWENTY-SIX (26) AND TWENTY-SEVEN (27) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN

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BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Parcel 13:

Lots Five (5) and Six (6) in Block Ten (10) of CLARK'S LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 14:

LOT ELEVEN (11) IN BLOCK SEVEN (7) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Parcel 15:

LOTS 19 AND 20 IN BLOCK 10 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Parcel 16:

Lots One (1), Two (2), Three (3) and Four (4) in Block Seven (7) of Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 17:

Lots Five (5) and Six (6) in Block Seven (7) of Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada. Excepting therefrom the interest in and to the Northwesterly 5.00 feet as conveyed to the City of Las Vegas by deed recorded January 27, 1976 in Book 590 as Document No. 549027 of Official Records.

Parcel 18:

Lots Thirty (30), Thirty-one (31) and Thirty-two (32) in Block Seven (7) of Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 19:

Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and the Northerly Ten (10) feet of Lot Thirteen (13) in Block Ten (10) of CLARK'S LAS VEGAS TOWNSITE, as shown by

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map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 20:

LOTS FOUR (4) THROUGH SIXTEEN (16) IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. EXCEPTING THE INTEREST IN THE NORTHWESTERLY 5.00 FEET OF SAID LAND AS CONVEYED BY DEED RECORDED MAY 10, 1978 AS DOCUMENT NO. 844496, OFFICIAL RECORDS.

PARCEL 21:

LOTS TWENTY-EIGHT (28), TWENTY-NINE (29) AND THIRTY (30) IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Parcel 22

Lot Seventeen (17) and the South 10 1/2 feet of Lot Eighteen (18) in Block Seven (7) of Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, Page 37, in the office of the County Recorder of Clark County, Nevada. Excepting therefrom that portion as conveyed to The City of Las Vegas by that certain Grant Deed recorded June 6, 1991 in Book 910606 as Instrument No. 00707 of Official Records.

Parcel 23:

The North 14 1/2 feet of Lot Eighteen (18) and the South 23 1/2 feet of Lot Nineteen (19), Block Seven (7), Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, Page 37 in the office of the County Recorder of Clark County, Nevada.

Parcel 24:

Intentionally Omitted.

Parcel 25:

Intentionally Omitted

Parcel 26:

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Lot Three (3) and Four (4) in Block Ten (10) of Clark's Las Vegas Townsite as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder, Clark County, Nevada.

Parcel 27:

Intentionally omitted

PARCEL 28:

LOT 10 IN BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 29:

THE EAST HALF (E 1/2) OF LOTS 15 AND 16 IN BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 30:

LOTS 8 AND 9 IN BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Parcel 31:

Lots Twenty-Two (22) and Twenty-Three (23) inclusive in Block Eight (8) of CLARK'S LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 32:

Lots Twenty-Four (24) through Twenty-Seven (27) inclusive in Block Eight (8) of CLARK'S LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 33:

LOTS ONE (1), TWO (2), THREE (3), THIRTY-ONE (31), AND THIRTY-TWO (32) IN BLOCK 8 OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-34-311-001, 002, 003,
b) 007 through 31 and 49
c) 139-34-302-009
d) 139-34-210-014, 015, 017 and 018

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 ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property:

\$ N/A

b) Deed in Lieu of Foreclosure Only (value of

(\$ N/A)

c) Transfer Tax Value:

\$ N/A

d) Real Property Transfer Tax Due

\$ N/A

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 1
b. Explain reason for exemption: Transfer to wholly-owned subsidiary.

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: Grantor

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: FC VEGAS 20, LLC

Print Name: FC/LW VEGAS, LLC

Address: Terminal Tower, Ste. 1410, 50 Public Sq.

Address: Terminal Tower, Ste. 1410, 50 Public Sq.

City: Cleveland

City: Cleveland

State: Ohio 44113

State: Ohio Zip: 44113

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

Print Name: _____ File Number: _____

Address: _____

City: _____ State: _____ Zip: _____

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

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