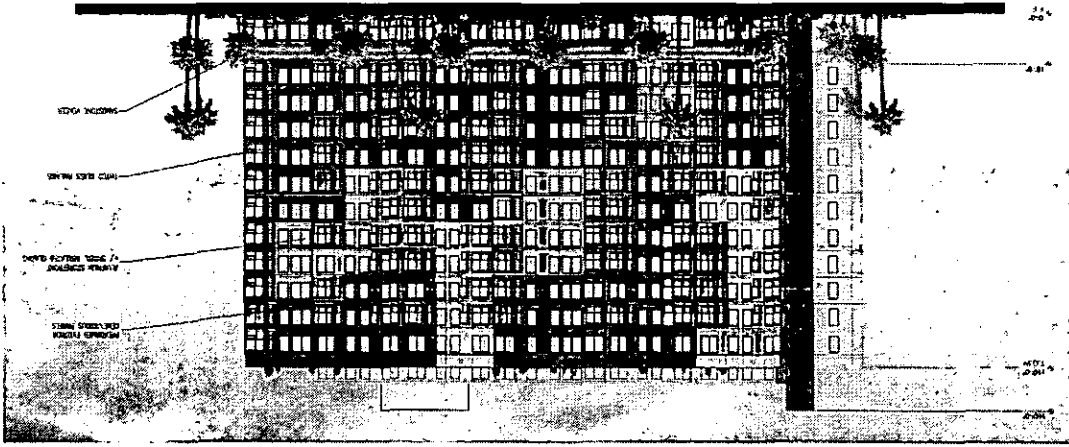


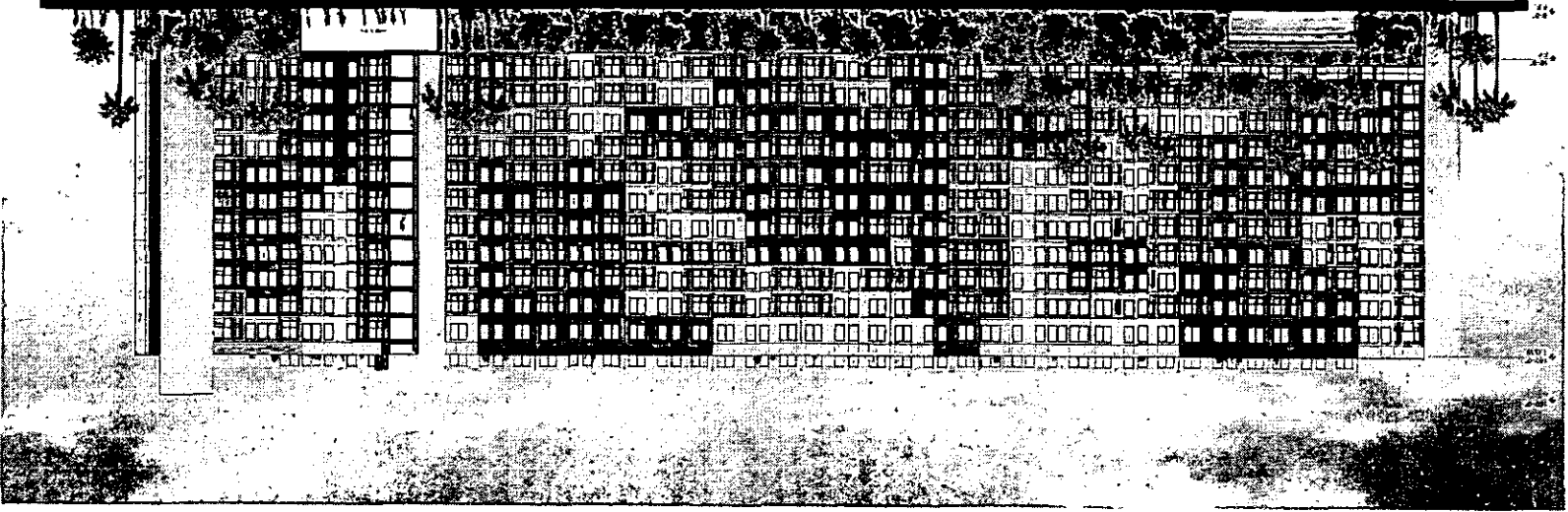
Aquarius Residences
Site Development Review
Charleston and 4th Street
Las Vegas, Nevada 89104

APTUSIA Architecture
1000 S. Las Vegas Blvd., Suite 1000
Las Vegas, NV 89101
Tel: 702.735.1111
Fax: 702.735.1112

SOUTH ELEVATION

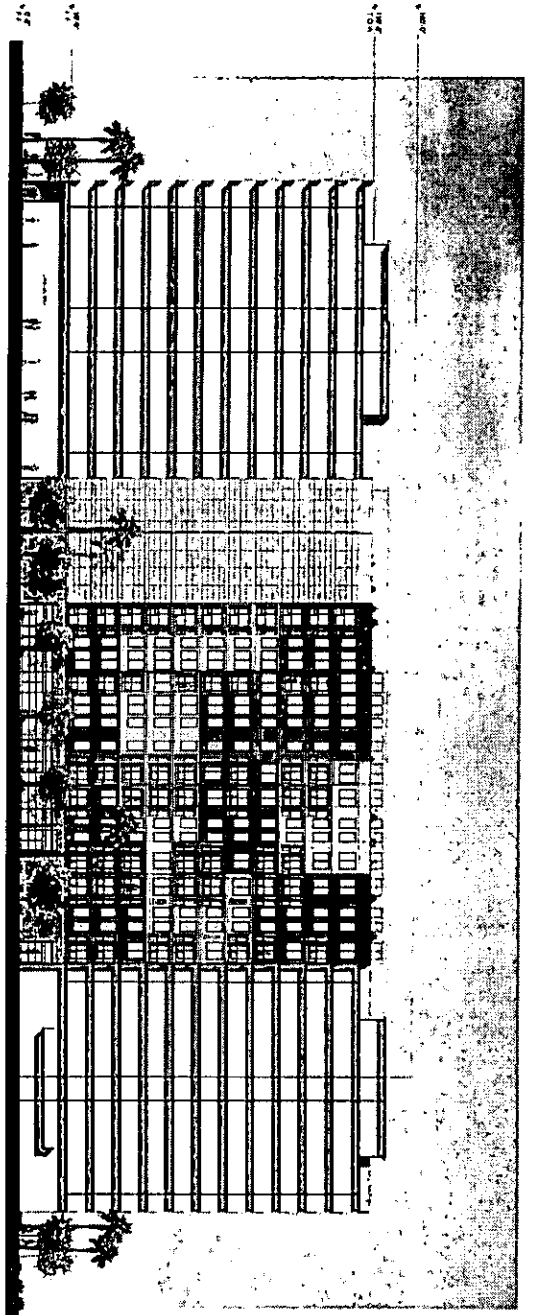


SOUTH COURTYARD ELEVATION

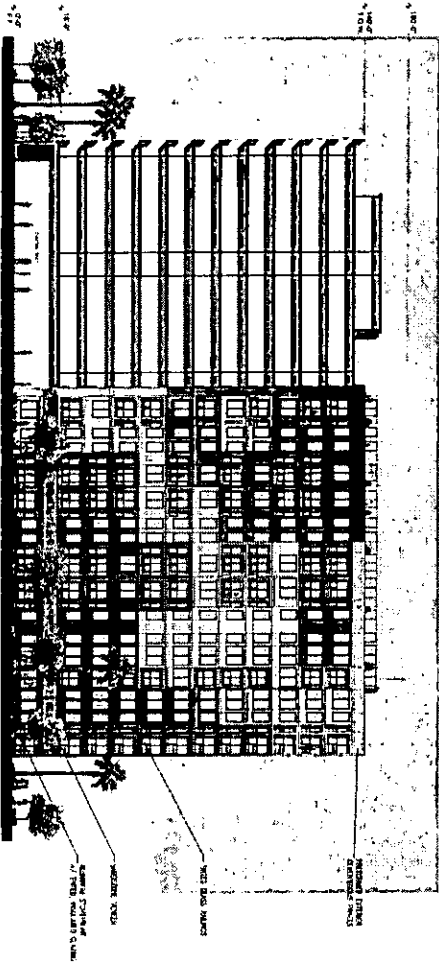


RECEIVED
APR 26 2011

RECEIVED
APR 28 2011



WEST COURTYARD ELEVATION



NORTH COURTYARD ELEVATION

APTUSA Architecture

1115
1115
1115

Aquarius Residences
Site Development Review

Charleston and 4th Street
Las Vegas, Nevada 89104

1115

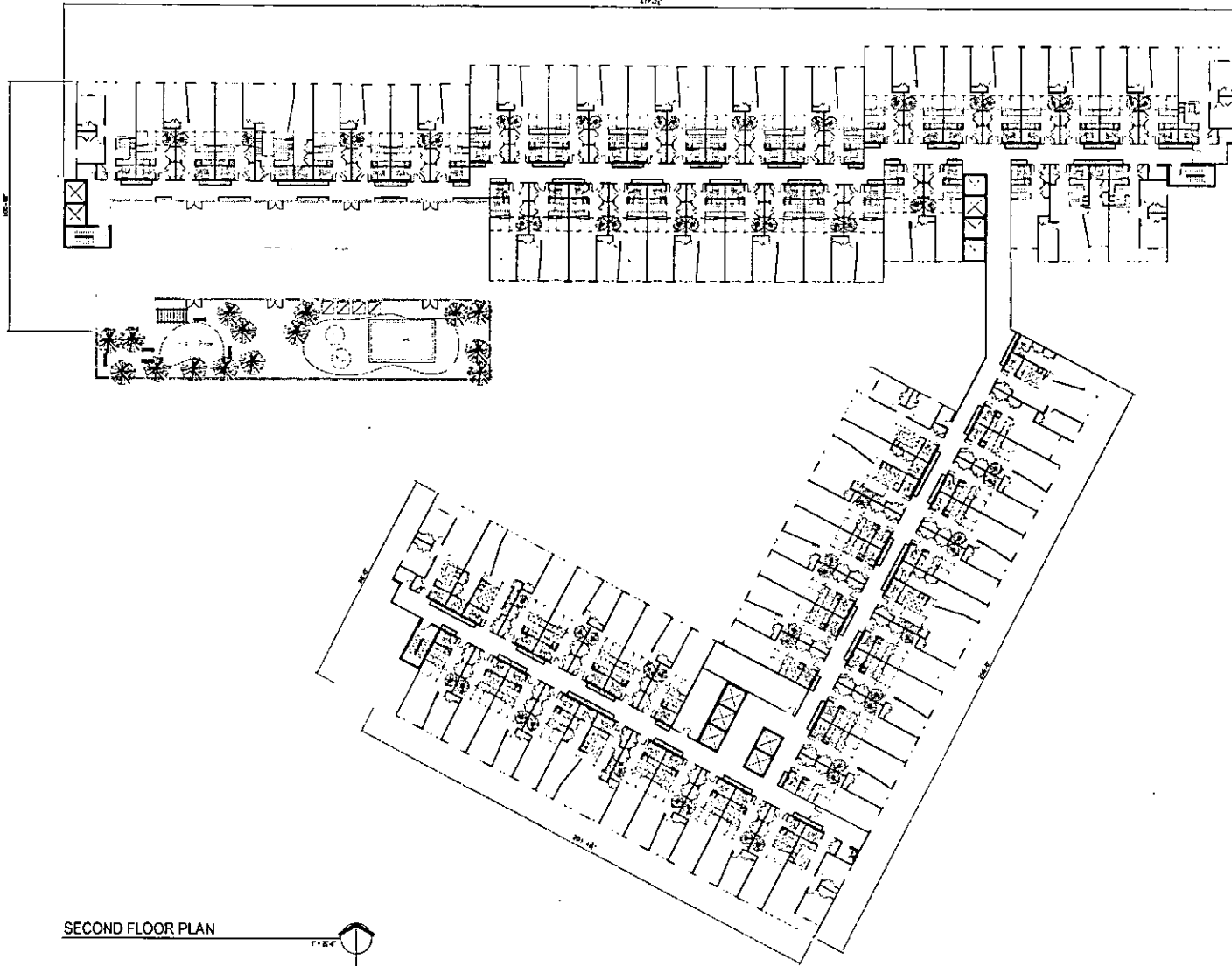
1115

ELEVATIONS

A202

1115

EOT-41597



RECEIVED
 APR 23 2011

SECOND FLOOR PLAN



Aquarius Residences
 Site Development Review
 Charleston and 4th Street
 Las Vegas, Nevada 89104

APTUSArchitecture
 4440 S. Durango Drive
 Suite 100
 Las Vegas, NV 89149
 P: 702.735.1234
 F: 702.735.1235
 www.aptusarch.com

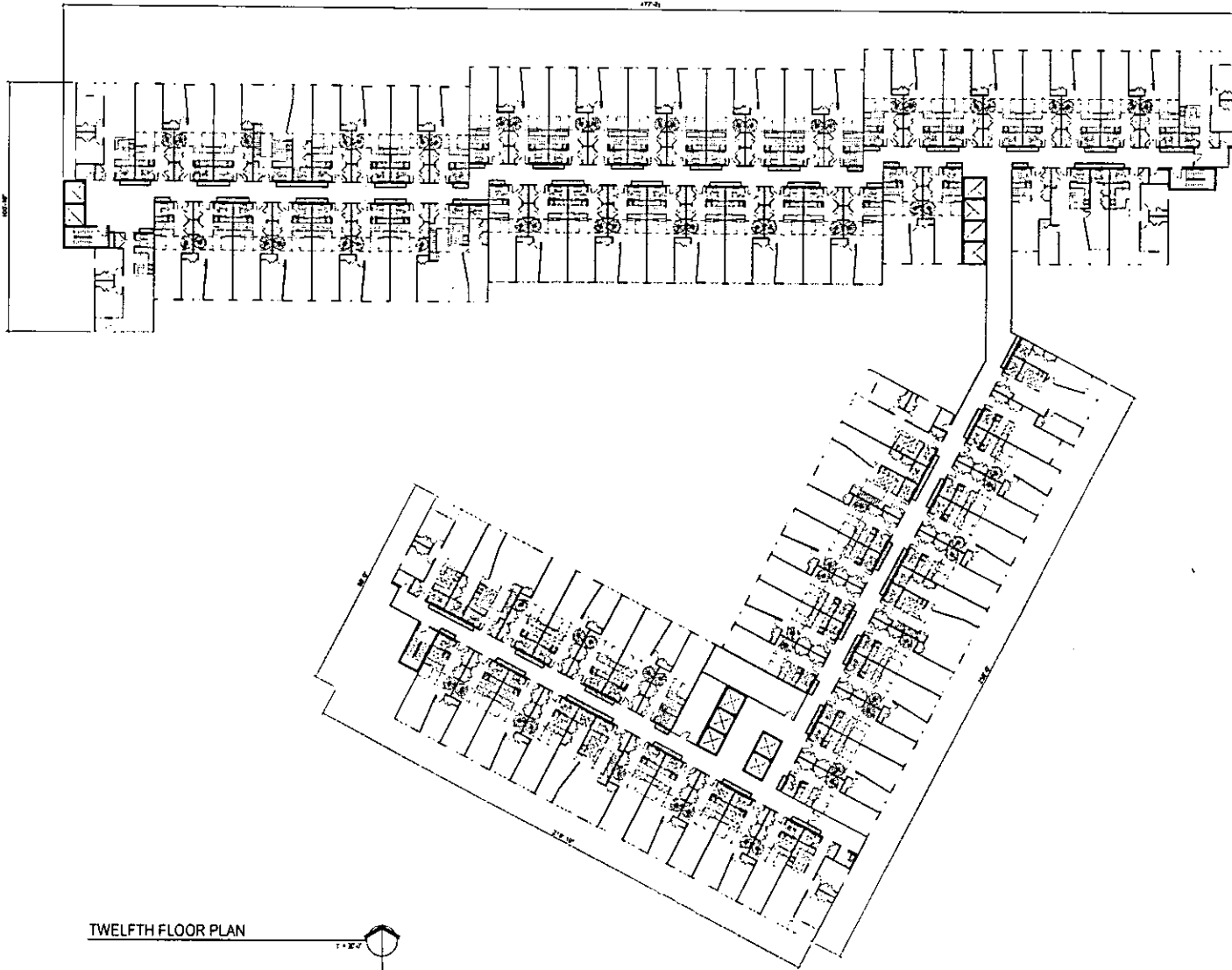
City of Las Vegas SDA, SUP, A.E. VAC Supplement 11187

SECOND FLOOR PLAN

A100

06/17/11 Land Parcel

EOT-41597



RECEIVED
 APR 28 2011

TWELFTH FLOOR PLAN



APTUS Architecture
 2340 W. Sahara Ave. Suite 200
 Las Vegas, NV 89102
 Phone: 702.735.1111
 Fax: 702.735.1112
 www.aptusarch.com

Aquarius Residences
 Site Development Review
 Charleston and 4th Street
 Las Vegas, Nevada 89104

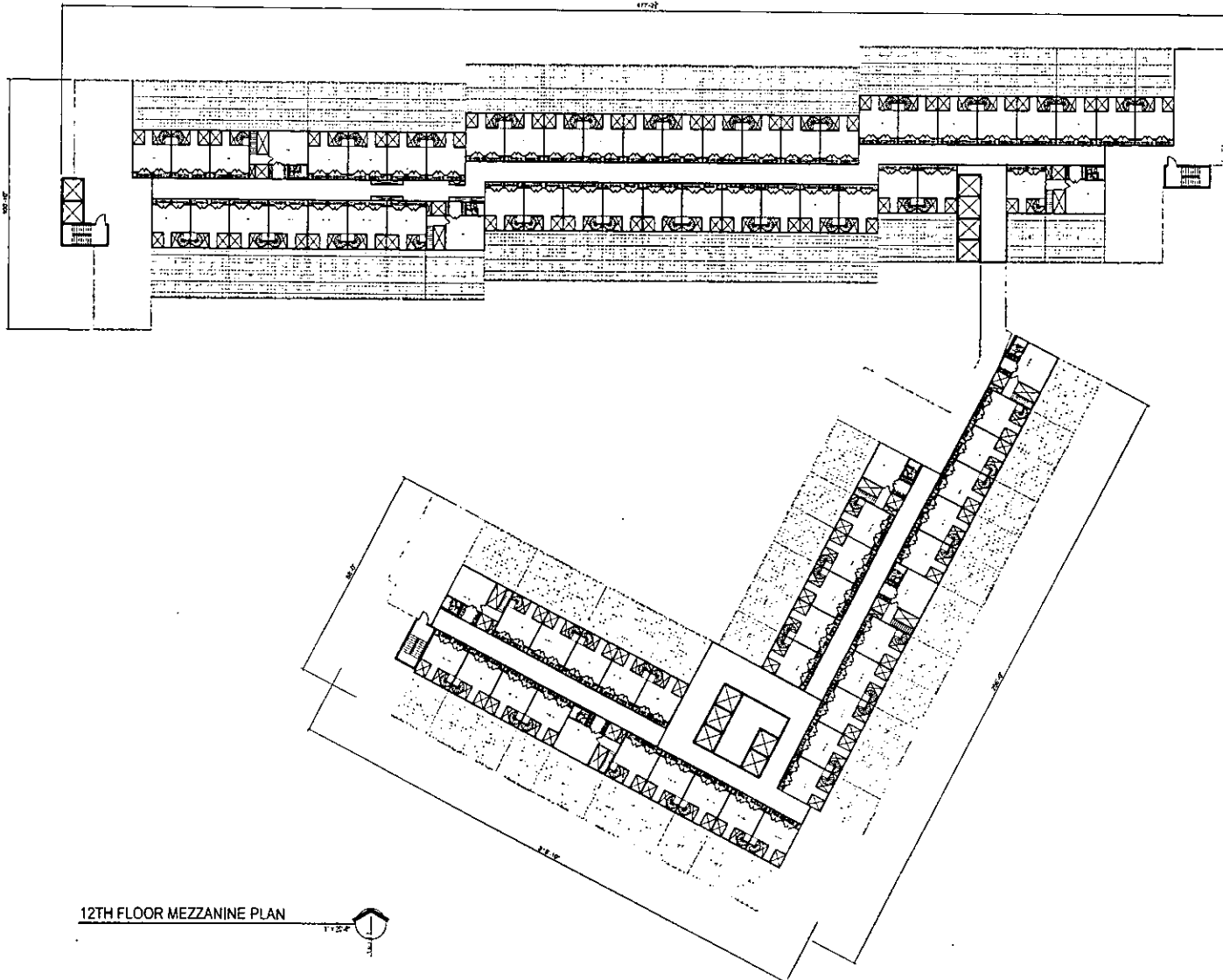
City of Las Vegas SDP, SUP, RZ, VAC Supplement 3/15/07

TWELFTH FLOOR PLAN

A102

© 2011 APTUS Architecture

FOT-41597



RECEIVED
 APR 28 2011

12TH FLOOR MEZZANINE PLAN



Aquarius Residences
 Site Development Review
 Charleston and 4th Street
 Las Vegas, Nevada 89104

APTUSIAArchitecture
 1388 Super Center Drive
 Suite 200
 Las Vegas, Nevada 89104
 P: 702.879.1200
 F: 702.879.1212
 info@aptusiarchitecture.com

City of Las Vegas SDR, SUP #2, VAC Submittal 11107

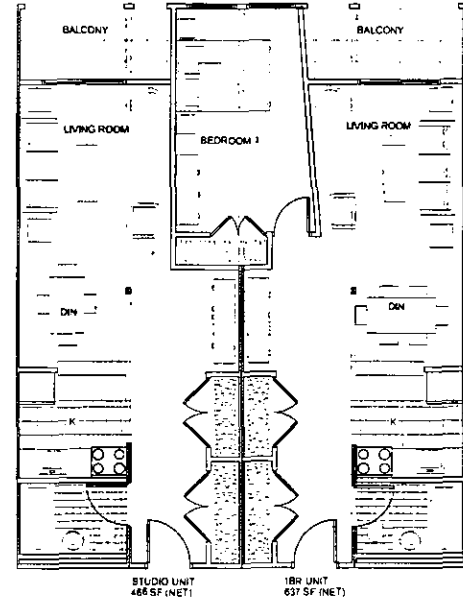
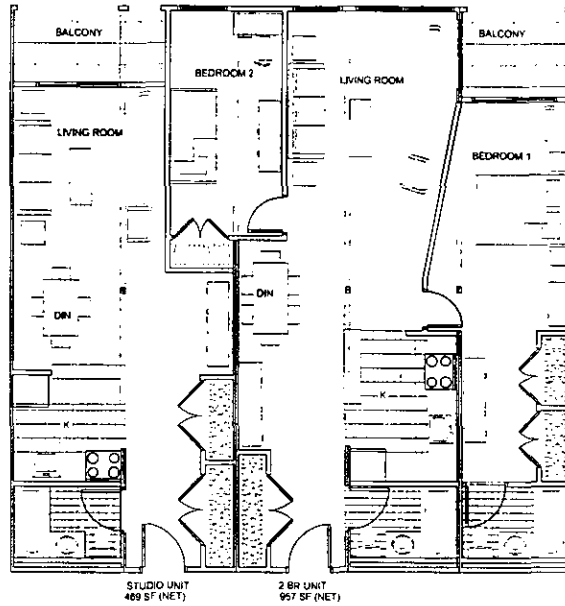
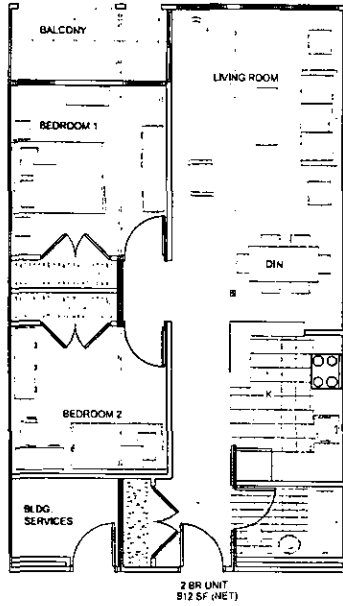
12TH FLOOR
 MEZZANINE
 PLAN

A103

04/17/11 LV Land Permit 1

EOT-41597

EOT-41597
 APR 28 2011



APTUSIAarchitecture
 1300 South Las Vegas
 Suite 200
 Las Vegas, Nevada 89104
 P: 702.875.1200
 F: 702.875.1212
 info@aptusiarchitecture.com

Aquarius Residences
 Site Development Review
 Charleston and 4th Street
 Las Vegas, Nevada 89104

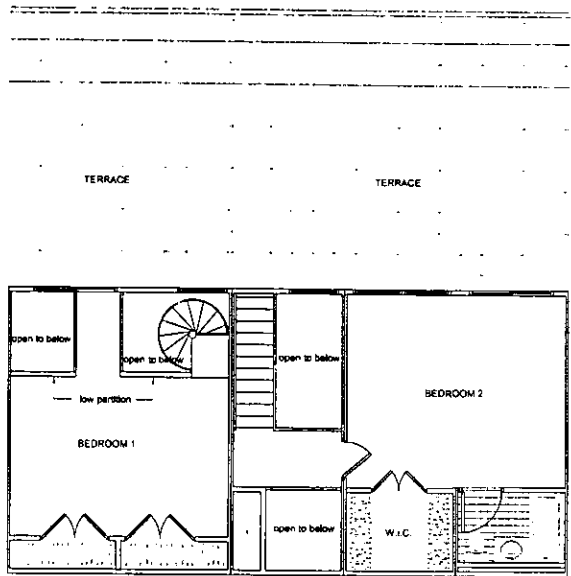
City of Las Vegas SDP RFP #2, VAC Saverail 3/13/09

AQUARIUS
UNIT PLANS

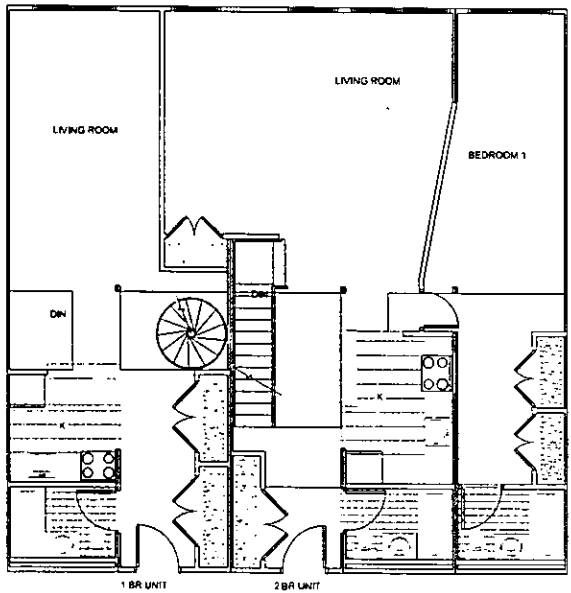
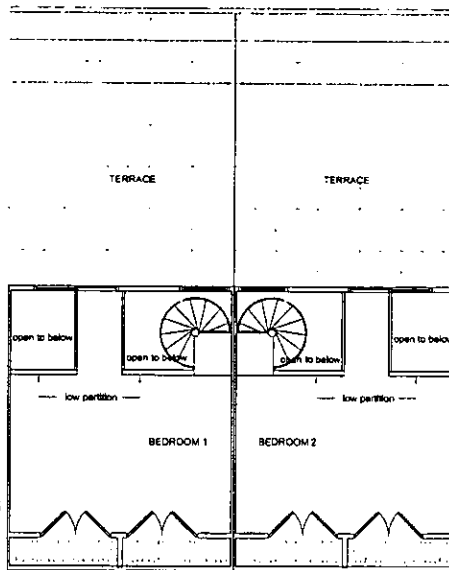
A120

06/17/11 LV Land Permits

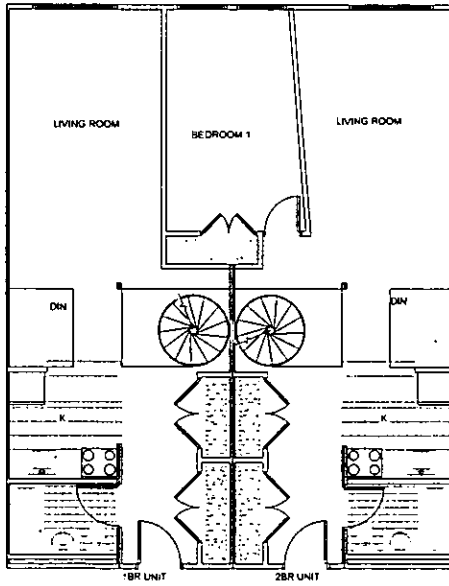
EOT-41597



12TH FLOOR MEZZANINE PLANS



12TH FLOOR PLANS

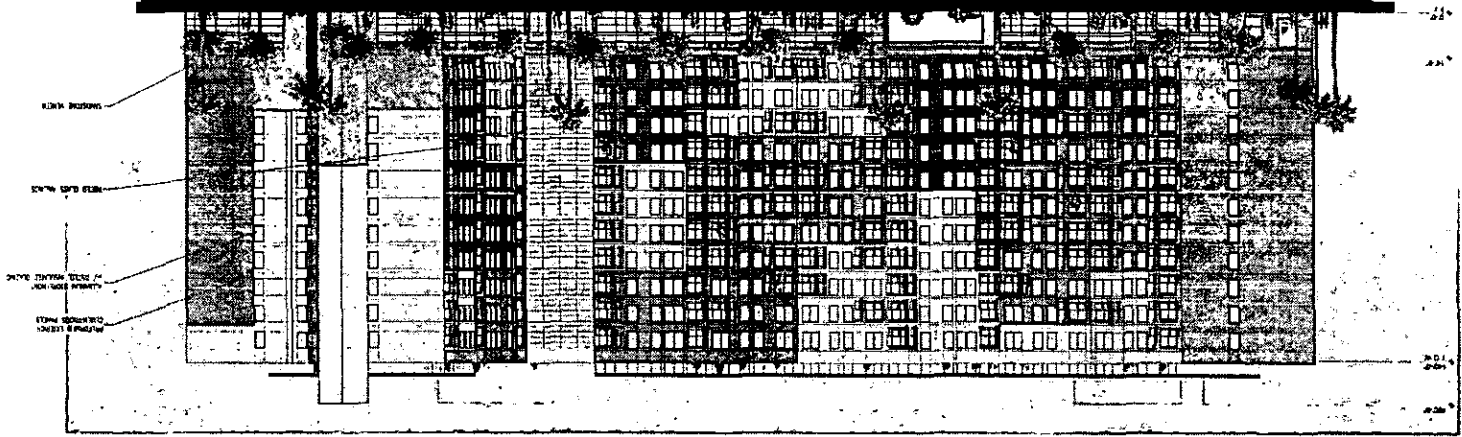


RECEIVED
 APR 28 2011

Aquarius Residences
Site Development Review
Charleston and 4th Street
Las Vegas, Nevada 89104

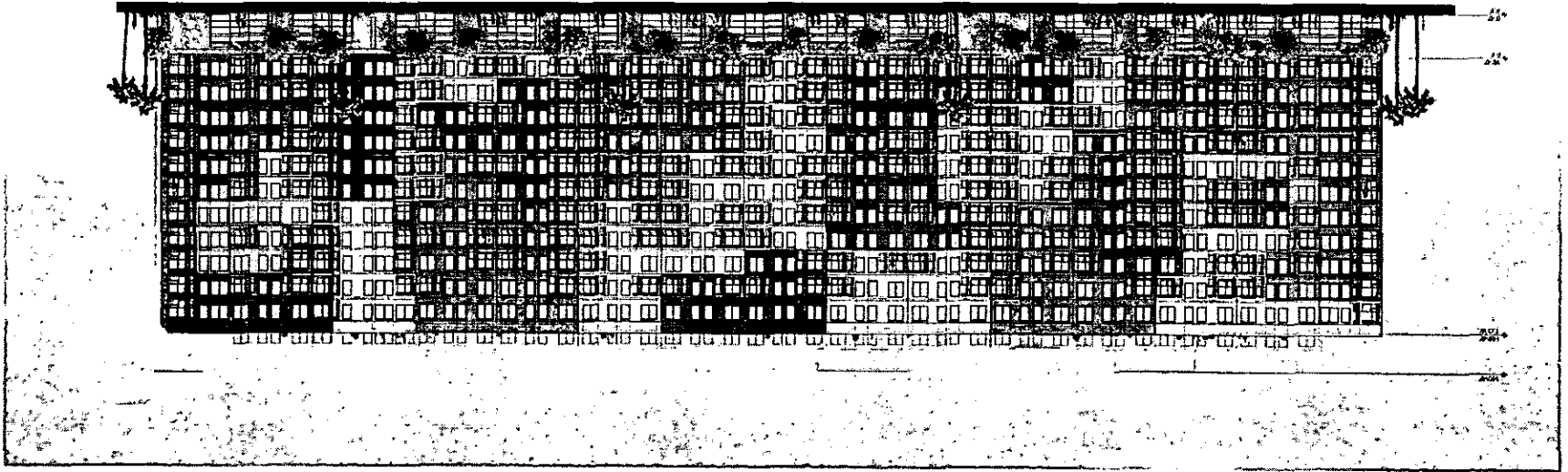
ELEVATIONS
A200

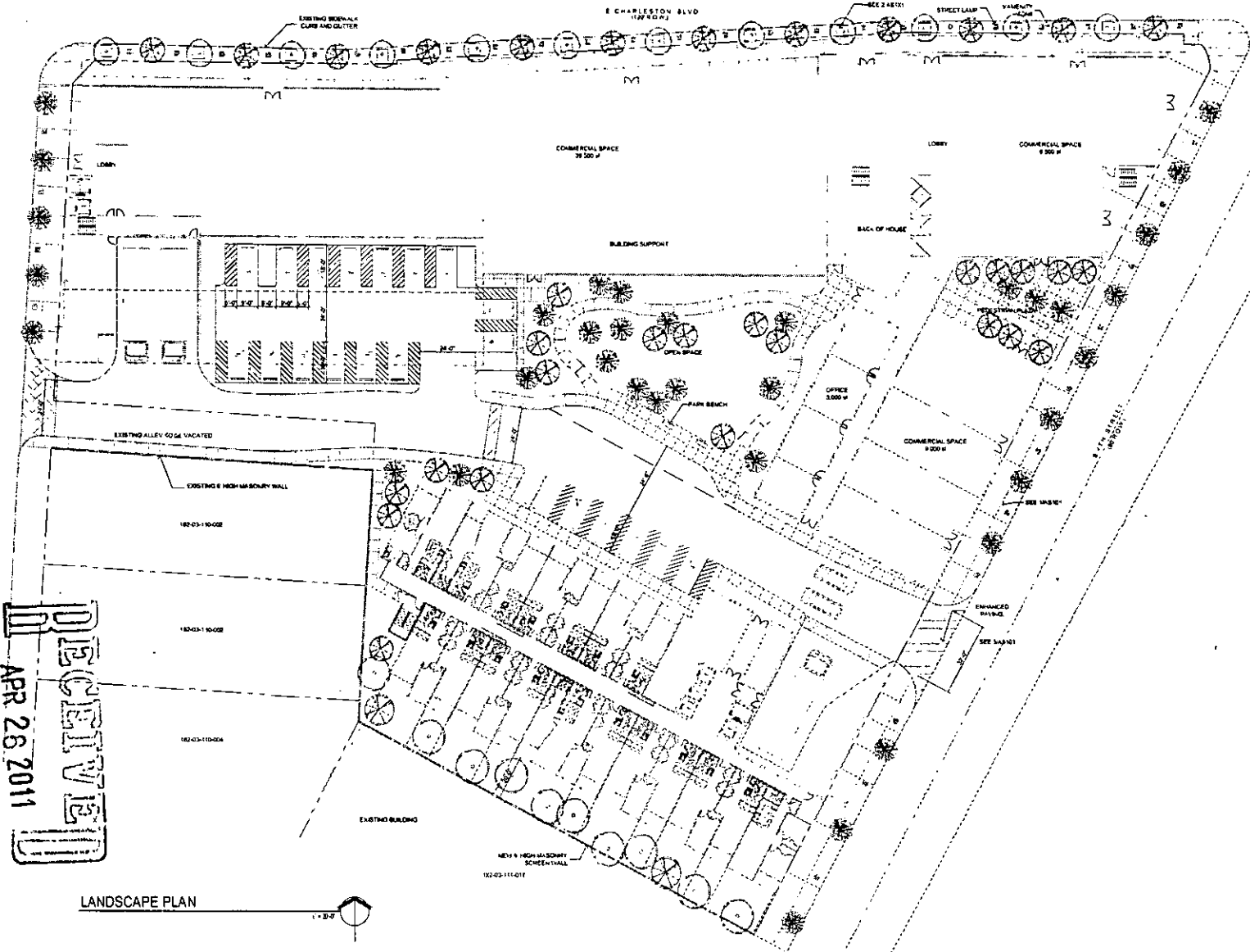
EAST ELEVATION



RECEIVED
APR 26 2011

NORTH ELEVATION





Landscape Legend

SYMBOL	QUANTITY	SIZE	SPACING
	25	12"	12"
	10	12"	12"
	10	12"	12"
	10	12"	12"
	10	12"	12"
	10	12"	12"
	10	12"	12"
	10	12"	12"

DECORATIVE GRAVEL - 1/2" MINUS SANDSTONE
NO TURF

DECEMBER
 APR 26 2011

LANDSCAPE PLAN



Aquarius Residences

Site Development Review

Charleston and 4th Street
Las Vegas, Nevada 89104

APTUS Architecture
 3800 S. Las Vegas Blvd.
 Suite 100
 Las Vegas, NV 89104
 P: 702.735.1111
 F: 702.735.1112
 www.aptus.com

City of Las Vegas SDR, SUP, RZ, I-ACC Submittal 3/10/11

LANDSCAPE PLAN

LI01

04/17/11 by Land Partners

EOT-41597



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 21, 2011

Mr. Barnet Liberman
Leah Property, LLC
421 Hudson Street
New York, New York 10014

RE: EOT-41597 – EXTENSION OF TIME
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Liberman:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-20502) FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-20502) shall expire on May 16, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-20502) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

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

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

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

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

VOICE 702.229.8011
TTY 702.386.9106
www.lasvegasnevada.gov



July 7, 2011

Mr. Barnet Liberman
Leah Property, LLC
421 Hudson Street
New York, New York 10014

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: EOT-41597 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF JULY 20, 2011**

Dear Mr. Liberman:

Please be advised the City Council at its regular meeting on **July 20, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, July 14, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

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

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-41595 - EXTENSION OF TIME SITE DEVELOPMENT PLAN REVIEW - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-20492) FOR A 120-FOOT HIGH, 1,500 SPACE PARKING STRUCTURE WITH 12,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056, 057, 058, 059), C-2 (General Commercial) Zone, Ward 3 (Reese).

EOT-41596 - EXTENSION OF TIME RELATED TO EOT-41595 - SPECIAL USE PERMIT - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-20519) FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

EOT-41597 - EXTENSION OF TIME SITE DEVELOPMENT PLAN REVIEW RELATED TO EOT-41595 AND EOT-41595 - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-20502) FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

CITY COUNCIL: **JULY 20, 2011**

CASE PLANNER: **DEBBIE SULLIVAN**



PUBLIC HEARING

Comments Due: **MAY 20, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 05/05/2011 03:16 PM

Submitted By

Page 1

A/P # 41597 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/28/2011 14:00	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	Valuation
Dept of Commerce	0	Declared Valuation 0.00
Priority <input checked="" type="checkbox"/> Auto Reviews	0	Calculated Valuation 0.00
	Bill Group	Actual Valuation 0.00

Description of Work

EOT-41597 - EXTENSION OF TIME SITE DEVELOPMENT PLAN REVIEW RELATED TO EOT-41595 AND EOT-41595 - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-20502) FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CDNDOMINIUM UNITS on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P # 20502
Project # 41597 Project/Phase Name AQUARIUS APARTMENTS Phase #
Size/Area 2.67 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16203115001

Location

Owner/Tenant

Contact ID AC1393925 Name 305 LAS VEGAS L L C
Mailing Address 421 HUDSON ST Organization
City NEW YORK State/Province NY
ZIP/PC 10014-3646 Country Foreign
Day Phone (212)243-1320 x Evening Phone
Fax (212)243-7305 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

320 E CHARLESTON BLVD
LAS VEGAS, 89104-

330 E CHARLESTON BLVD 100
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 102
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 103
LAS VEGAS, 89104-

Address

[Parcel Link](#)

[A/P Link](#)

320 E CHARLESTON BLVD 104
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 105
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 201
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 202
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 203
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 204
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 205
LAS VEGAS, 89104-

330 E CHARLESTON BLVD
LAS VEGAS, 89104-

330 E CHARLESTON BLVD 200
LAS VEGAS, 89104-

330 E CHARLESTON BLVD 202
LAS VEGAS, 89104-

330 E CHARLESTON BLVD 201
LAS VEGAS, 89104-

330 E CHARLESTON BLVD 203
LAS VEGAS, 89104-

330 E CHARLESTON BLVD 204
LAS VEGAS, 89104-

320 E CHARLESTON BLVD 101
LAS VEGAS, 89104-

Report Date 05/05/2011 03:16 PM

Submitted By

Page 3

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16203115001
16203115002

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1889396 Foreign
Effective Expire
Name BARNET LIBERMAN
Day Phone (212)243-1320 x Eve Phone Organization
Pager PIN # Position
Fax (212)243-7305 Mobile Profession
E-Mail
Address 421 HUDSON STREET
NEW YORK, NY 10014
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 AC1393925 Foreign
Effective Expire
Name 305 LAS VEGAS L L C
Day Phone (212)243-1320 x Eve Phone Organization
Pager PIN # Position
Fax (212)243-7305 Mobile Profession
E-Mail
Address 421 HUDSON ST
NEW YORK, NY 10014-3646
Seasonal Addr
Valid From To
Comments No Comments

Report Date 05/05/2011 03:16 PM

Submitted By

Page 4

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 AC817940 Foreign
Effective Expire
Name APTUS ARCHITECTURE
Day Phone (702)839-1200 x Eye Phone Organization
Pager PIN # Position
Fax (702)839-1213 Mobile Profession
E-Mail
Address 1200 S 4TH ST
SUITE 206
LAS VEGAS, NV 89104
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

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 SDR

Parent Project # 20502

Staff Recommendation

Entitlement Exercised? N

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type	Meeting Status	YES Votes	ND Votes	ABSTENTIONS
Add Date	Modified by	Modified Date			

07/20/2011	CC	SCHEDULED	0	0	0
BSTICKA	04/28/2011				

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

No children exist for this project

Employee ID	Last	First	Mi	Comments
-------------	------	-------	----	----------

No Employee Entries

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	04/28/2011 14:29		0.00
	LONDON CHRISTOPHER; APTUS; CK#6620; 702-839-1200;				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SDR 20502
 Project Address (Location) 330 E. Charleston
 Project Name Aquarius Apartments Proposed Use Mixed use
 Assessor's Parcel #(s) 162-03-115-001 and 002 Ward # 3- Reese
 General Plan: existing MXU proposed n/a Zoning: existing C-2 proposed n/a
 Commercial Square Footage 58,000 Floor Area Ratio _____
 Gross Acres 2.67 Lots/Units 1,100 Density _____
 Additional Information _____

PROPERTY OWNER 305 Las Vegas, LLC Contact Barnet Liberman
 Address 421 Hudson Street Phone: (212) 243-1320 Fax: (212) 243-7305
 City New York State NY Zip 10014
 E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman Contact Barnet Liberman
 Address 421 Hudson Street Phone: (212) 243-1320 Fax: (212) 243-7305
 City New York State NY Zip 10014
 E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS Contact Kristen Neuman
 Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1212
 City Las Vegas State NV Zip 89104
 E-mail Address _____

Property Owner Signature*

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

Print Name BARNET LIBERMAN

Subscribed and sworn before me

This 28th day of April, 2011

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

JANET GRONIERI
 Notary Public, State of New York
 No. 31-4501747
 Qualified in New York County
 Commission Expires May 31, 2011

FOR DEPARTMENT USE ONLY

Case #	<u>EDT-41597</u>
Meeting Date:	<u>7/20/11</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>4/28/11</u>
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.

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41597** APN: 162-03-115-001 and 002

Name of Property Owner: 305 Las Vegas LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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

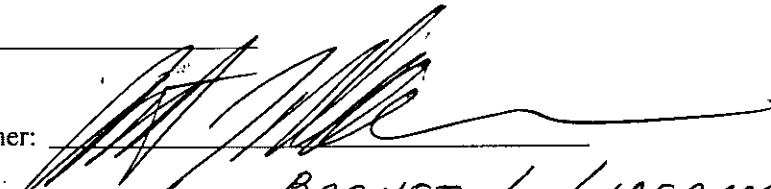
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

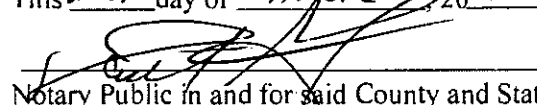
APN: _____

Signature of Property Owner: _____


Print Name: BARNET L LIBERMAN

Subscribed and sworn before me

This 28th day of APRIL, 2011


Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 2011

April 28, 2011

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Architecture

Engineering

Planning

Interiors

Landscape

**APN: 162-03-115-001 and 002
139-34-410-056, 057, 058 and 059**

Re: Extension of Time for:
SDR-20502
SUP-20519
SDR-20492

To Whom It May Concern:

We respectfully submit this request for an Extension of Time for the aforementioned applications. The owner is still moving forward with this project but it is not at a stage yet to apply for building permits. We are requesting an extension of time for 2 years.

The owner desires to provide much needed and obtainable rental housing within the downtown area of the city. To compliment approximately 1,100 condominium residences for rent will be almost 70,000 square feet of commercial space. This residential and commercial development will be an asset to the City of Las Vegas by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a transformation.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

RECEIVED
APR 28 2011



May 18, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

Mr. David Mitchell
Live Work, LLC
41 East 60th Street, 6th Floor
New York, New York 10022

RE: SDR-20502 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 16, 2007
RELATED TO ZON-20507, SUP-20519, VAC-20522 AND SDR-20492

Dear Mr. Mitchell:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Site Development Plan Review FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), P-R (Professional Office And Parking), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20507), Special Use Permit (SUP-20519), and Vacation (VAC-20522) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 04/06/07, and the landscape plan and building elevations, date stamped 03/13/07, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include

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

VOICE 702.229.6011
TOD 702.386.9108
www.lasvegasnevada.gov

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the following changes from the conceptual landscape plan: add two palm trees to the south of the South 4th Street entry drive to bring the number and maximum distance into compliance with the Downtown Centennial plan. Further, tabulate all tree heights along with the quantities and sizes.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
12. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

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Mr. David Mitchell
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May 18, 2007

13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Casino Center/3rd Street Realignment Project, Casino Center Bus Rapid Transit Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. Submit a Petition of Vacation for all right-of-way and public access and/or utility easements in conflict with this site plan. The Order of Vacation must record prior to recordation of a Final Map for this site.
17. Prior to the submittal of a Tentative Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site and new public sewer easements granted as necessary. Sewer service to existing downstream parcels shall be maintained during relocation.
18. Landscape and maintain all unimproved rights-of-way, if any, on 3rd Street, 4th Street and Charleston Boulevard adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the 3rd Street, 4th Street and Charleston Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
20. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.
21. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from 3rd and 4th Streets.
22. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.

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Mr. David Mitchell
SDR-20502 – Page Four
May 18, 2007

23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20507 and all other applicable site-related actions.

Sincerely,



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

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Barnett Liberman
Live Work, LLC
421 Hudson Street
New York, New York 10014

Ms. Kristen Neuman
Aptus Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

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APR 28 2011

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9

20061107-0003072

A.P.N. #	139-34-410-056
Escrow No.	259175ML
R.P.P.T.	
Recording Requested By: National Title Co. 2	
Error: Bookmark not defined	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
LiveWork, LLC	
41 E. 60th St., 6th Fl.	
New York, NY 10022	

Fee: \$19.00 RPTT: EX#001
 N/C Fee: \$0.00
 11/07/2006 13:36:13
 T20060197265
 Requestor:
 NATIONAL TITLE COMPANY
 Charles Harvey JJF
 Clark County Recorder Pgs: 7

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Livework, Manager, LLC, a Delaware Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Leah Property, LLC, a Delaware Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2004-05;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/6/06

LiveWork Manager, LLC
 By: Las Vegas Land Partners, LLC

By: _____
 David J. Mitchell, Managing Member

By: _____
 Daniel L. Liberman, Managing Member

THIS DEED IS SIGNED IN COUNTERPART

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 APR 28 2011

State of ~~New York~~ New York }
County of ~~Clerk~~ New York } ss.

This instrument was acknowledged before me on
By ~~Edward J. Mitchell~~ and Barnet L. Liberman

11/6/06

Signature: _____

Notary Public

MATTHEW J. DANOW
Notary Public, State of New York
No. 02DA6100961
Qualified in New York County
Commission Expires Nov. 3, 2011

ASSESSOR'S COPY

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APR 28 2011

A.P.N. #	139-34-410-054
Escrow No.	259175ML
R.P.P.T.	
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Livework, LLC	
41 E. 60th Street, 6th Floor	
New York, NY 10022	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Livework, Manager, LLC, a Delaware Limited Liability Company does hereby Grant, Bargain Sell and Convey to Leah Property, LLC, a Delaware Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2004-05;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/3/06

THIS DEED IS SIGNED IN COUNTERPART

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APR 28 2011

LiveWorkManager, LLC
By: Las Vegas Land Partners, LLC

OK

By: _____
David J. Mitchell, Managing Member

By: _____
Barnet Liberman, Managing Member

State of ~~Nevada~~ *New York* }
County of ~~Clark~~ *New York* } ss.

This instrument was acknowledged before me on 11/3/06
By: David J. Mitchell ~~and Barnet Liberman~~

Signature: *Susan M. Perez*
Notary Public

SUSAN M. PEREZ
Notary Public, State of New York
No. 01PE0046360
Qualified in Nassau County
Commission Expires Oct. 10, 2010

*David J. Mitchell, a Managing Member of Las Vegas Land Partners, LLC, a Delaware Limited Liability Company, Sole Member of Livework Manager, LLV a Delaware Limited Liability Company

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EXHIBIT "A"

The land referred to herein situate in the State of Nevada, County of Clark, described as follows:

PARCEL I:

Lots Nine (9) and Ten (10) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

Lots Eleven (11) and Twelve (12) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL III:

Lots Thirteen (13) and Fourteen (14) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL IV:

Lots Fifteen (15) and Sixteen (16) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land as conveyed to the City of Las Vegas by Deed recorded September 22, 1983 in Book 1808 as Document No. 1767286, in the Office of the County Recorder, Clark County, Nevada.

PARCEL V:

Lots Seventeen (17) and Eighteen (18) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL VI:

Lots Nineteen (19) and Twenty (20) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL VII:

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Lots Twenty-one (21) and Twenty-two (22) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL VIII:

Lots Twenty-three (23) and Twenty-four (24) in Block Thirteen (13) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s) **2**
- a) 139-34-410-056
- b) ~~THROUGH 139-34-410-059~~
- c) ~~AND 139-34-410-083~~
- d) ~~THROUGH 139-34-410-086~~

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book	_____ Page <u>OK</u>
Date of Recording:	<u>APR 28 2011</u>
Notes:	<u>NO DOCUMENTATION</u>

2. Type of Property
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

3. Total Value/Sales Price of Property _____

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value _____

Real Property Transfer Tax Due: _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 1
- b. Explain Reason for Exemption: Transfer to a Business Entity Which Grantor owns 100% affiliate with identical common ownership.
5. Partial Interest: Percentage being transferred: _____ %

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 disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Grantor

Livework Manager, LLC

Signature: [Signature] Capacity: Grantee

Leah Property, LLC

SELLER (GRANTOR) INFORMATION

Print Name: Livework Manager, LLC

Address: 41 E. 60th St., 6th Floor

City/State/Zip: New York, NY 10022

BUYER (GRANTEE) INFORMATION

Print Name: Leah Property, LLC

Address: 41 E. 60th St., 6th Floor

City/State/Zip: New York, 10022

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No: 259175ML

Address: 714 East Sahara

City: Las Vegas State: NV Zip: 89104

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APR 28 2011

3072

20070502-0004490

Fee: \$17.00 RPTT: \$127,500.00
N/C Fee: \$0.00

05/02/2007 14:50:00
T20070075599

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway ADF
Clark County Recorder Pgs: 5

A.P.N.: 162-03-115-001 and 162-03-115-002
File No: NCS-281272-HHLV (ak)
R.P.T.T.: \$127,500.00 C

5-1

When Recorded Mail To: Mail Tax Statements To:
305 Las Vegas, LLC
421 Hudson Street
New York, NY 10014

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LiveWork, LLC, a Delaware limited liability company

do(es) hereby GRANT, BARGAIN and SELL to

305 Las Vegas, LLC, a Delaware Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/14/2007

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LiveWork, LLC, a Delaware limited liability company

By: LiveWork Manager, LLC, a Delaware limited liability company, Its Managing Member

Las Vegas Land Partners, LLC, a Delaware limited liability company, Its Managing Member

By: David Mitcheil, Its:
Managing Member

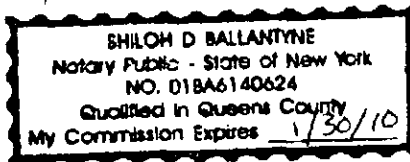
ASSESSOR'S COPY

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STATE OF New York)
 : ss.
COUNTY OF QUEENS)

This instrument was acknowledged before me on March 15, 2007 by David Mitchell, Managing Member of Las Vegas Land Partners, LLC, a Delaware limited liability company, Managing Member of LiveWork Manager, LLC, a Delaware limited liability company, Managing Member of LiveWork, LLC, a Delaware limited liability company.

Shiloh D Ballantyne
Notary Public
(My commission expires: 1/30/10)



STATE OF New York)
 : ss.
COUNTY OF QUEENS)

ESCROW COMPANY

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated March 14, 2007 under Escrow No. NCS-281272-HHLV.

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EXHIBIT 'A'

File No.: **NCS-281272-HHLV (ak)**

Parcel 1:

Lot One (1) In Block One (1) of Aquarius Plaza, as shown by map thereof on file in Book 87 of Plats, Page 77, in the Office of the County Recorder of Clark County, Nevada.

Parcel 2:

Lot Two (2) In Block One (1) of Aquarius Plaza, as shown by map thereof on file in Book 87 of Plats, Page 77, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

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APR 28 2011

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 162-03-115-001 & 162-03-115-002
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'V/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book	Page: _____
Date of Recording	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$ 25,000,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$ 25,000,000.00
 Real Property Transfer Tax Due \$ 127,500.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: N/A
 b. Explain reason for exemption:
N/A

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: Seller
 Signature: Buyer Capacity: Buyer

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

Print Name: LiveWork, LLC
 Address: 41 East 60th St.
 City: New York
 State: NY Zip: 10022

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

Print Name: 305 Las Vegas, LLC
 Address: 421 Hudson St.
 City: New York
 State: NY Zip: 10014

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

First American Title Insurance
 Company National Commercial
 Print Name: Services
 Address: 3960 Howard Hughes Parkway, S-380
 City: Las Vegas

File Number: NCS-281272-HHLV ak/ME
 State: NV Zip: 89169

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

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APR 28 2011