

1 RESOLUTION OF THE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY
2 DECLARING THE PUBLIC PURPOSE AND NECESSITY FOR THE ACQUISITION OF
3 CERTAIN PROPERTIES (APN 162-03-401-001, 162-03-301-011, 162-03-301-012, 162-03-301-
4 004, 162-03-301-005, 162-03-301-006, 162-03-301-007, 162-03-301-008, 162-03-301-009, 162-
04-813-086, 162-04-813-087, 162-04-710-044, 162-04-710-043, 162-04-710-050, 162-04-813-090,
162-04-813-088, 162-04-813-089, 162-04-813-004, 163-04-813-005, 163-04-813-006, 163-04-813-
007, 162-04-813-008) FOR REDEVELOPMENT PURPOSES

5
6 WHEREAS, the City of Las Vegas Downtown Redevelopment Agency (the
7 "Agency") adopted on January 22, 1989, the Redevelopment Plan for the Downtown Las Vegas
8 Redevelopment Area (the "Redevelopment Plan"); and

9 WHEREAS, the Redevelopment Plan designates a portion of the City of Las
10 Vegas as a redevelopment area (the "Redevelopment Area") which is in need of redevelopment
11 in order to eliminate the environmental deficiencies and blight existing therein; and

12 WHEREAS, in furtherance of the goals and objectives of the Redevelopment
13 Plan, the Agency has approved the execution of an Owner Participation Agreement (the
14 "Agreement") with the Stratosphere Corporation which provides for the construction of the
15 improvements (the "Development") more fully described in the Agreement; and

16 WHEREAS, acquisition of certain properties (the "Acquisition Property")
17 are essential and necessary to accomplish the goals and objectives of the Redevelopment Plan, to
18 the elimination of environmental deficiencies and blight in the Redevelopment Area and to the
19 construction of the Development set forth in the Agreement;

20 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing
21 Board of the City of Las Vegas Downtown Redevelopment Agency:

22 1. The acquisition of the Acquisition Property consisting of those
23 parcels of real property and interests therein indicated on Exhibit "A" and legally described in
24 Exhibit "B", both of which are attached hereto and incorporated herein as part of this Resolution,
25 is necessary to, and in furtherance of the goals and objectives of the Redevelopment Plan.

26 2. The Agency has found and determined:

a. That the Development is planned and located in the manner

1 that will be most compatible with the greatest public good and the least private injury.

2 b. That acquisition of the Acquisition Property is for a public
3 purpose.

4 3. In the event that it is not possible to acquire the Acquisition Property
5 by negotiation, the Agency is hereby authorized and directed to initiate condemnation proceedings
6 to acquire the Acquisition Property needed for the Development through the exercise of the
7 Agency's power of eminent domain in accordance with the authority of NRS 279.424 and
8 279.470.

9 THE FOREGOING RESOLUTION was approved this 12th day of
10 September, 1994, by the following vote:

11 VOTING "AYE":	<u>5</u>
12 VOTING "NAY":	<u>0</u>
13 ABSENT:	<u>0</u>
14 ABSTAIN:	<u>0</u>

15 CITY OF LAS VEGAS DOWNTOWN
16 REDEVELOPMENT AGENCY

17 By *Jan Lavery Jones*
18 JAN LAVERTY JONES, Chairperson

18 ATTEST:

19 *Kathleen M. Tighe*
20 KATHLEEN M. TIGHE, Secretary

SEP 12 1994

020

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

PARCEL ONE:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

BEGINNING at the Northeast corner of Lot Eighteen (18) in Block Four (4) of the Meadows Addition to Las Vegas as shown by map thereof on file in Book 1 of Plats, page 43, in the Office of the County Recorder of Clark County, Nevada; thence South 77°36'22" East a distance of 36.88 feet to the Northwest corner of that certain parcel of land conveyed by Louis DuBois, et ux, to Robert T. Baskin by Deed recorded June 24, 1952 as Document No. 386459, Clark County, Nevada records; thence South 11°19'20" West along the West line of the said conveyed parcel a distance of 143.79 feet to the Southwest corner thereof; thence North 77°11' West a distance of 19.54 feet to a point on the West line of said Section 3; thence North 4°26'30" East along the last mentioned West line a distance of 145 feet to the POINT OF BEGINNING.

PARCEL TWO:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northeast corner of Lot Eighteen (18) in Block Four (4) of the Meadows Addition to Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 43, in the Office of the County Recorder of Clark County, Nevada; thence South 77°36'22" East along the South line of Boston Avenue a distance of 36.88 feet to the TRUE POINT OF BEGINNING; thence continuing South 77°36'22" East along the said South line a distance of 153.77 feet to a point on the West line of Fifth Street (100 feet wide); thence South 27°43'12" West along said West line a distance of 149.92 feet to a point; thence North 77°11' West a distance of 111.43 feet to a point; thence North 11°19'20" East a distance of 143.79 feet to the TRUE POINT OF BEGINNING.

Also known as APN 162-03-401-001 (2106 S. Las Vegas Boulevard)

Situate in the County of Clark, State of Nevada described as follows:

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 3, Township 21 South, Range 61 East, M.D.M., described as follows:

COMMENCING at the intersection of the Westerly line of U.S. Highway No. 91 (original alignment - 80 feet wide) with the West line of Main Street (original alignment - 80 feet wide); thence North $3^{\circ}17'30''$ East along the West line of said Main Street a distance of 389.73 feet to the Northeast corner of the parcel of land conveyed by Helen E. Tucker and R.E. Tucker to Clifton Paxson by deed dated November 1, 1945, and recorded in Book 40 of Deeds, page 345, being the TRUE POINT OF BEGINNING; thence North $86^{\circ}42'30''$ West along the North line of said Paxson parcel a distance of 200 feet to the Northwest corner of said Paxson parcel; thence North $3^{\circ}17'30''$ East and parallel with the West line of said Main Street a distance of 100 feet to a point; thence South $86^{\circ}42'30''$ East a distance of 200 feet to a point in the West line of said Main Street; thence South $3^{\circ}17'30''$ West along the West line of Main Street, a distance of 100 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the East Half (E 1/2) of the alley adjoining said land on the West as vacated by the ORDER OF VACATION recorded April 8, 1964 in Book 528 as Document No. 424899 of Clark County, Nevada Records.

Also know as APN 162-03-301-011 (1806 S. Main Street)

Situate in the County of Clark, State of Nevada described as follows:

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the intersection of the Westerly line of U.S. Highway No. 91 (original alignment - 80 feet wide) with the West line of Main Street (original alignment - 80 feet wide); thence North $3^{\circ}17'30''$ East along the West line of said Main Street a distance of 389.73 feet to the Northeast corner of the parcel of land conveyed by Helen E. Tucker and R.E. Tucker to Clifton Paxson by Deed dated November 1, 1945, and recorded in Book 40 of Deeds, page 345, Clark County, Nevada records; thence North $86^{\circ}42'30''$ West along the North line of said Paxson parcel and the Westerly prolongation thereof, a distance of 220' to the TRUE POINT OF BEGINNING; thence continuing North $86^{\circ}42'30''$ West a distance of 146.25 feet to a point 40 feet East measured at right angles to the West line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 3; thence South $4^{\circ}26'30''$ West and parallel with the West line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 3, a distance of 151.84 feet to a point; thence South $86^{\circ}40'30''$ East a distance of 149.05 feet to a point distant 220 feet West to the West line of Main Street; thence North $3^{\circ}17'30''$ East and parallel with the West line of Main Street a distance of 151.90 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH the West Half (W 1/2) of the alley lying Easterly of and adjacent to the aforementioned property as vacated by the City of Las Vegas, by ORDER OF VACATION recorded April 8, 1964 in Book 528 as Document No. 424899 of Clark County, Nevada Records.

Also known as APN 162-03-301-012 (1811 S. Commerce Street)

Legal Description

Situate in City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL I: (162-03-301-005) 1800 S. Commerce Street

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the intersection of the Westerly line of U.S. Highway No. 91 (original alignment - 80 feet wide) with the West line of Main Street (80 feet wide); thence North 3°17'30" East along the West line of said Main Street, a distance of 589.73 feet to the Northeast Corner of that certain parcel of land conveyed by Helen E. Tucker and R.E. Tucker to W.D. Rand, Jr., by Deed dated October 10, 1946, and recorded in Book 45 of Deeds, page 155, Clark County, Nevada records; thence North 86°42'30" West along the North line of said Rand parcel and the Westerly prolongation thereof a distance of 220 feet to a point in the West line of that certain 20 foot easement shown in Document No. 224766, Clark County, Nevada records, being the TRUE POINT OF BEGINNING; thence continuing North 86°42'30" West a distance of 141.42 feet to a point distant 40 feet Easterly of and at right angles to the West line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 3; thence South 4°26'30" West and parallel with the last mentioned West line a distance of 100.02 feet to a point; thence South 86°42'30" East a distance of 143.75 feet to a point in the West line of the said 20 foot easement shown in Document No. 224766; thence North 3°17'30" East along the West line of the said easement a distance of 100 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the vacated alley lying adjacent to said land being 10 feet in width as described in the Order of Vacation recorded April 8, 1964 in Book 528 as Document No. 424899.

PARCEL II: (162-03-301-005) 1730 S. Main Street

COMMENCING at the intersection of the Westerly line of U.S. Highway No. 91, with the West line of Main Street a distance of 589.73 feet to the Northeast Corner of that certain parcel of land conveyed by Helen E. Tucker and R.E. Tucker to W.D. Rand, Jr., by Deed dated October 10, 1946, and recorded in Book 45 of Deeds, page 155, Clark County, Nevada records, being the TRUE POINT OF BEGINNING; thence North 86°42'30" West along the North line of the said parcel conveyed to W.D. Rand, Jr., a distance of 200 feet to a point in the East line of that certain 20 foot easement shown in Document No. 224766, Clark County, Nevada records; thence North 3°17'30" East along the East line of said easement and also parallel with the West line of the

EXHIBIT "A"

aforementioned Main Street a distance of 100 feet to a point; thence South $86^{\circ}42'30''$ East a distance of 200 feet to a point in the West line of said Main Street; thence South $3^{\circ}17'30''$ West along the said West line of Main Street a distance of 100 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the vacated alley lying adjacent to said land being 10 feet in width as described in the Order of Vacation recorded April 8, 1964 in Book 528 as Document No. 424899.

EXCEPTING THEREFROM the Easterly five (5) feet as conveyed to the City of Las Vegas in the Deed recorded in Book 1626 as Document No. 1585030.

PARCEL III: (162-03-301-005) 1730 S. Main Street

COMMENCING at the intersection of the Westerly line of U.S. Highway No. 91 with the West line of Main Street; thence North $3^{\circ}17'30''$ East along the West line of said Main Street a distance of 739.73 feet to the Southeast Corner of that certain parcel of land conveyed by Helen E. Tucker and R.E. Tucker to William E. Steinmetz et ux, by Deed dated January 29, 1946 and recorded in Book 41 of Deeds, page 417, Clark County, Nevada records, being the TRUE POINT OF BEGINNING; thence North $86^{\circ}42'30''$ West along the South line of the said parcel conveyed to William E. Steinmetz et ux, a distance of 200 feet to a point in the East line of that certain 20 foot easement shown in Document No. 224766; Clark County, Nevada records; thence South $3^{\circ}17'30''$ West along the East line of the said easement and also parallel with the aforementioned West line of Main Street a distance of 50 feet to a point; thence South $86^{\circ}42'30''$ East a distance of 200 feet to a point in the said West line of Main Street; thence North $3^{\circ}17'30''$ East along the West line of Main Street a distance of 50 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the vacated alley lying adjacent to said land being 10 feet in width as disclosed in the Order of Vacation recorded April 8, 1964 in Book 528 as Document No. 424899.

EXCEPTING THEREFROM the Easterly five (5) feet as conveyed to the City of Las Vegas in the Deed recorded in Book 1626 as Document No. 1585030.

PARCEL IV: (162-03-301-004) 1755 S. Commerce Street

COMMENCING at the intersection of the Westerly line of U.S. Highway No. 91 with the West line of Main Street; thence North $3^{\circ}17'30''$ East along the West line of said Main Street a distance of 589.73 feet to the Northeast corner of that certain parcel of land conveyed by Helen E. Tucker and R.E. Tucker to W.D. Rand, Jr. by Deed dated October 10, 1946, and recorded in Book 45 of Deeds, page 155, Clark County, Nevada records; thence North

EXHIBIT "A"

86°42'30" West along the North line of said Rand parcel and the Westerly prolongation thereof a distance of 220 feet to a point in the West line of that certain 20 foot easement shown in Document No. 224766, Clark County, Nevada records, being the TRUE POINT OF BEGINNING; thence continuing North 86°42'30" West to a point distant 40 feet Easterly of and at right angles to the West line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 3; thence North 4°26'30" East and parallel with the last mentioned West line a distance of 150.03 feet to a point; thence South 86°42'30" East to a point 220 feet Westerly measured at right angle to the West line of the aforementioned Main Street, also being a point in the West line of the said 20 foot easement shown in Document No. 224766; thence South 3°17'30" West along the West line of the said easement a distance of 150 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the vacated alley lying adjacent to said land being 10 feet in width as described in the Order of Vacation recorded April 8, 1964 in Book 528 as Document No. 424899.

PARCEL V: (162-03-301-006) 1700 S. Main Street

COMMENCING at the intersection of the Westerly line of U.S. Highway No. 91 with the West line of Main Street (as said street were originally aligned - 80 feet wide); thence North 3°17'30" East along the West line of said Main Street a distance of 559.73 feet to the TRUE POINT OF BEGINNING; thence North 86°42'30" West a distance of 200 feet to a point on the East line of said certain Twenty (20) foot easement shown in Document No. 224766, Clark County, Nevada records; thence North 3°17'30" East along the last mentioned East line a distance of thirty (30) feet to a point; thence South 86°42'30" East a distance of 200 feet to a point in the West line of the aforementioned Main Street; thence South 3°17'30" West along said West line of Main Street a distance of thirty (30) feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the vacated alley lying adjacent to said land being 10 feet in width as described in the Order of Vacation recorded April 8, 1964 in Book 528 as Document No. 424899.

EXCEPTING THEREFROM the Easterly five (5) feet as conveyed to the City of Las Vegas in the Deed recorded in Book 1626 as Document No. 1585030.

PARCEL VI: (162-03-301-008) 1734 S. Main Street

COMMENCING at the intersection of the Westerly line of U.S. Highway No. 91; (original alignment 80 feet wide) with the West line of Main Street, original alignment 80 feet wide; thence North 3°17'30" East along the West line of said Main Street a distance of 524.73 feet to the TRUE POINT OF BEGINNING; thence North 86°42'30" West a distance of 200 feet to a point in the

EXHIBIT "A"

East line of that certain East line of that certain 20 foot easement as shown in Document No. 224766, Clark County, Nevada records; thence North 3°17'30" East along last mentioned East line a distance of 35 feet to a point; thence South 86°42'30" East a distance of 200 feet to a point in the West line of the aforementioned Main Street; thence South 3°17'30" West along the said West line of Main Street a distance of 35 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the vacated alley lying adjacent to said land being 10 feet in width as described in Order of Vacation recorded April 8, 1964 in Book 528 as Document No. 424899.

EXCEPTING THEREFROM the Easterly five (5) feet as conveyed to the City of Las Vegas in the Deed recorded in Book 1626 as Document No. 1585030.

PARCEL VII: (162-03-301-009) 1800 S. Main Street

COMMENCING at the intersection of the Westerly line of U.S. Highway No. 91, with the West line of Main Street; thence 3°17'30" East along the West line of Main Street a distance of 489.73 feet to the TRUE POINT OF BEGINNING; thence North 86°42'30" West a distance of 200 feet to a point on the East line of that certain 20 foot easement shown in Document No. 224766, Clark County, Nevada records; thence North 3°17'30" East along last mentioned East line a distance of 35 feet to a point; thence South 86°42'30" East a distance of 200 feet to a point in the West line of the aforementioned Main Street; thence South 3°17'30" West along said West line of Main Street a distance of 35 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the vacated alley lying adjacent to said land being 10 feet in width as described in the Order of Vacation recorded April 8, 1964 in Book 528 as Document No. 424899.

EXCEPTING THEREFROM the Easterly five (5) feet as conveyed to the City of Las Vegas in the Deed recorded in Book 1626 as Document No. 1585030.

SEP 12 1994

027

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

Lots Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27), Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31) and Thirty-Two (32) in Block Four (4) of The Meadows Addition to Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 43, in the Office of the County Recorder of Clark County, Nevada.

Also known as APN 162-04-813-086 and 162-04-813-087 (118 and 126 W. Baltimore Avenue)

SEP 12 1994

028

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

Lots Five (5), Six (6), Seven (7) and Eight (8) in Block Five (5) of Meadows Addition to Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 43, in the Office of the County Recorder of Clark County, Nevada.

Also known as APN 162-04-710-044 (131 W. St. Louis Avenue)

SEP 12 1994
029

Legal Description

Situate in the County of Clark, State of Nevada, described as follows:

Lots One (1), Two (2), Three (3) and Four (4) in Block Five (5) of Meadows Addition as shown by map thereof on file in Book 1 of Plats, page 43 in the Office of the County Recorder of Clark County, Nevada.

Also known as APN 162-04-710-043 (133 W. St. Louis Avenue)

SEP 12 1994

030

Legal Description

Situate in City of Las Vegas, County of Clark, State of Nevada,
described as follows:

Lots Thirty-Five (35) and Thirty-Six (36) in Block Five (5) of
Meadows Addition, as shown by map thereof on file in Book 1 of
Plats, page 43, in the Office of the County Recorder of Clark
County, Nevada.

Also known as APN 162-04-710-050 (130 W. Boston Avenue)

SEP 12 1994

031

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

Lots One (1) and Two (2) in Block Four (4) of Meadows Addition to Las Vegas as shown by map thereof on file in Book 1 of Plats, page 43, in the Office of the County Recorder of Clark County, Nevada.

Also known as 162-04-813-090 (131 W. Boston Avenue)

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

Lots Thirty-Three (33) and Thirty-Four (34) in Block Four (4) of The Meadows Addition To Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 43, in the Office of the County Recorder of Clark County, Nevada.

Also known as APN 162-04-813-088 (130 W. Baltimore Avenue)

SEP 12 1994
033

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

Lots Thirty-Five (35) and Thirty-Six (36) in Block Four (4) of Meadows Addition To Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 43, in the Office of the County Recorder of Clark County, Nevada.

Also known as APN 162-04-813-089 (134 W. Baltimore Avenue)

SEP 12 1994

034

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

Lots Eight (8) and Nine (9) in Block Twelve (12) of MEADOWS ADDITION, as shown by map thereof on file in Book 1 of Plats, page 43 in the Office of the County Recorder of Clark County, Nevada.

Also known as APN 162-04-813-004 (229 W. Boston Avenue)

SEP 12 1994

035

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block Twelve (12) of Meadow Addition of the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 43, in the Office of the County Recorder of Clark County, Nevada.

Also known as APN 163-04-815-005 through 163-04-815-008
(213, 233, 235 and 243 W. Boston Avenue)