

Brownstein | Hyatt
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October 23, 2008

Rebecca L. Kinney
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VIA HAND DELIVERY

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RE: MSH-29429-Request to Amend the Mater Plan of Streets and Highways to Widen Las Vegas Boulevard Between 4th Street and Sahara Avenue

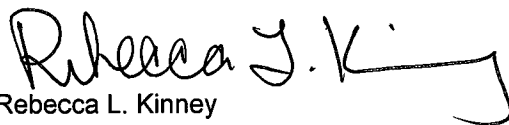
To Whom it May Concern:

We represent Stratosphere LLC, the owner and operator of the property located at 2000 Las Vegas Boulevard (the "Property"). We recently received notice of the request to amend the Master Plan of Streets and Highways (the "MPSH") to widen Las Vegas Boulevard between 4th Street and Sahara Avenue from a 100 foot right-of-way to a 120 foot right-of-way (the "Request").

Based on the information that we have received from the City, it is difficult for Stratosphere LLC to determine the impact of the Request on the Property. In order to adequately evaluate the impact of the Request, we believe that it is necessary for the City to present concrete plans and timelines for development of the additional right-of-way. We are concerned that by including the additional right-of-way in the MPSH, the City may be able to require dedication of such right-of-way upon future development or redevelopment of the Property without adequate justification or compensation. Such a "piecemeal" dedication requirement could leave the right-of-way in an undeveloped state for many years (or permanently) while the City waits for each and every property owner to present redevelopment plans and then require dedication. In the alternative, if the City has concrete plans for development of the additional right-of-way, then the owners of the property in this area of Las Vegas Boulevard should have the opportunity to evaluate such plans and be compensated for the additional right-of-way in the event that the City decides to move forward with said plans.

Without concrete development plans (and an ability for property owners and other interested parties to evaluate and comment on such plans), it is unclear whether an increased right-of-way is necessary or justifiable with respect to the Property. Therefore, our client respectfully requests that the Planning Commission deny the Request until such time as the appropriate justification (including studies and plans) can be developed and vetted through the public process.

Sincerely,


Rebecca L. Kinney

Submitted at Planning Commission

Date 10/23/08 Item 48

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City of Las Vegas
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RE: MSH-29429-Request to Amend the Mater Plan of Streets and Highways to Widen Las Vegas Boulevard Between 4th Street and Sahara Avenue

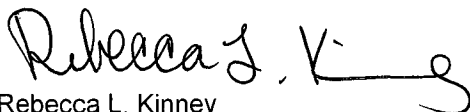
To Whom it May Concern:

We represent St. Louis Square, Inc. ("St. Louis Square"), a wholly owned subsidiary of the Las Vegas Hotel Employees and Restaurant Employees International Union Welfare Plan (the "Culinary Fund"), the owner and operator of the property located at 1901 Las Vegas Boulevard (the "Property"). We recently received notice of the request to amend the Master Plan of Streets and Highways (the "MPSH") to widen Las Vegas Boulevard between 4th Street and Sahara Avenue from a 100 foot right-of-way to a 120 foot right-of-way (the "Request").

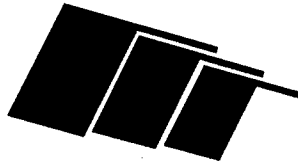
Based on the information that we have received from the City, it is difficult for St. Louis Square to determine the impact of the Request on the Property. In order to adequately evaluate the impact of the Request, we believe that it is necessary for the City to present concrete plans and timelines for development of the additional right-of-way. We are concerned that by including the additional right-of-way in the MPSH, the City may be able to require dedication of such right-of-way upon future development or redevelopment of the Property without adequate justification or compensation. Such a "piecemeal" dedication requirement could leave the right-of-way in an undeveloped state for many years (or permanently) while the City waits for each and every property owner to present redevelopment plans and then require dedication. In the alternative, if the City has concrete plans for development of the additional right-of-way, then the owners of the property in this area of Las Vegas Boulevard should have the opportunity to evaluate such plans and be compensated for the additional right-of-way in the event that the City decides to move forward with said plans.

Without concrete development plans (and an ability for property owners and other interested parties to evaluate and comment on such plans), it is unclear whether an increased right-of-way is necessary or justifiable with respect to the Property. Therefore, our client respectfully requests that the Planning Commission deny the Request until such time as the appropriate justification (including studies and plans) can be developed and vetted through the public process.

Sincerely,



Rebecca L. Kinney



The Property Group
Commercial and Residential
Property Management

October 23, 2008

VIA HAND DELIVERY AND FAX # 474-7463

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RE: MSH-29429 – Request to Amend the Master Plan of Streets and Highways to widen Las Vegas Blvd between 4th Street and Sahara Avenue

To Whom it May Concern;

Please be advised that as owners of the property located at 1600 and 1616 Las Vegas Blvd South we are opposed to item # MSH-29429 in the taking of ten feet of our frontage. For you to do this will basically eliminate all of our parking and put us out of business.

As such we respectfully request the Planning Commission deny this request until such time as the appropriate justification (including studies and plans) is developed and a compensation package can be offered.

Respectfully,

Robyne Brooks
Nevada Brooks Cook

Robyne Brooks
Nevada Brooks Cook