

Extraction List



Separator Sheet

10/3

MHP #11

PARCELS 242
LABELS 214

Report of All Selected Parcels

Case Number: ZON-15031
SDA-15030

Printed On: Wed: July 19, 2006

Owner	Address	Parcel Number
3100 MEAD L L C	3100 MEAD AVE LAS VEGAS NV	16208201005
3100 MEAD L L C	3100 MEADE AVE LAS VEGAS NV	16208301019
3100 MEAD L L C	3100 MEAD AVE LAS VEGAS NV	16208301023
ACOSTA MOSES TOBAR	1686 10TH ST OAKLAND CA	16208210014
ADLER RICHARD A & LISA M	2829 WILMINGTON WY LAS VEGAS NV	16208610096
AHMAD-ARBABI	3000 WILMINGTON WY LAS VEGAS NV	16208212003
ALDABA ALVARO & MARIA G	2829 MILO WY LAS VEGAS NV	16208610067
ANAYA JOSE	2721 RICHFIELD BLVD LAS VEGAS NV	16208212027
ANDRADE MARINA L	2845 PALM SPRINGS WY LAS VEGAS NV	16208610006
ANSON TERESITA	2801 NORTHAM ST LAS VEGAS NV	16208210033
ANSON TERESITA M	2808 NORTHAM ST LAS VEGAS NV	16208210018
ARAIZA ALICIA	515 S FREMONT AVE ALHAMBRA CA	16208610034
ARAKELIAN ARTUR	626 E CHESTNUT ST #1 GLENDALE CA	16208610068
ARELLANO LUIS	2701 NORTHAM ST LAS VEGAS NV	16208210036
ASCENCIO DELILAH	3009 WILMINGTON WY LAS VEGAS NV	16208211020
BABAIAK KARINA	1204 N SEWARD ST LOS ANGELES CA	16208610065
BARRIGA ADAN	2821 SULTANA ST LAS VEGAS NV	16208211035
BEESLEY ELIZABETH N	3104 WILMINGTON WY LAS VEGAS NV	16208210040
BETA L P	P O BOX 336779 NO LAS VEGAS NV	16208210032
BORLASE MARK E	3120 MEADE AVE LAS VEGAS NV	16208301018
BOWEN DOUGLAS R & ROSALINE E	2813 WILMINGTON WY LAS VEGAS NV	16208610100
BUNCH GERARD & TRACY	3013 MILO WY LAS VEGAS NV	16208211031
CABRERA JOSE & BERTHA	2813 JAMESTOWN WY LAS VEGAS NV	16208610042
CAMINO WALDO & MARIA	2828 MILO WY LAS VEGAS NV	16208610053
CAPRARIO A V JR & N J REV LIV TR	3017 PALM SPRINGS WY LAS VEGAS NV	16208211026
CARMONA ALBERTO	3016 PALM SPRINGS LAS VEGAS NV	16208211025
CASTELLO MARCO & MARGARITA	3905 BLACKFORD PL #3 LAS VEGAS NV	16208610087
CHAN SEAKLAY	13519 FOSTER AVE BALDWIN PARK CA	16208212013
CHAVEZ RUBEN R & TRUDY G	2841 JAMESTOWN WY LAS VEGAS NV	16208610035
CHEUNG JASON	138 GENNESSEE ST SAN FRANCISCO CA	16208211021
CLUKA TYLOR M	2825 NORTHAM ST LAS VEGAS NV	16208210027
DALEY JEANETTE TRUST	1501 TEN PALMS CT LAS VEGAS NV	16208210031

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Owner	Address	Parcel Number
DALY JENNIFER M	2705 NORTHAM ST LAS VEGAS NV	16208210035
DARBY DAVID A	2800 JAMESTOWN WY LAS VEGAS NV	16208610018
DEAN STEVEN E	2912 MILO WY LAS VEGAS NV	16208212019
DECORTE JARRETT C REV LIV TR	2901 JAMESTOWN WY LAS VEGAS NV	16208610033
DEMASI SHIRLEEN	2520 RYE ST LAS VEGAS NV	16208610017
DOOD GARY	2832 JAMESTOWN WY LAS VEGAS NV	16208610026
DUNWOODY DONALD H	9204 SUNDIAL DR LAS VEGAS NV	16208301006
DUNWOODY DONALD H	9204 SUNDIAL DR LAS VEGAS NV	16208301007
DUR MAY INVESTMENTS L L C	P O BOX 28639 LAS VEGAS NV	16208301022
EBINGER ROBERT M	812 S 6TH ST LAS VEGAS NV	16208303011
EDEJER MANUEL & OLIVA	2816 PALM SPRINGS WY LAS VEGAS NV	16208610085
EDGAR FAMILY L P	2850 S REDROCK LAS VEGAS NV	16208301008
EDGAR FAMILY L P	2850 S REDROCK LAS VEGAS NV	16208301010
EDGAR FAMILY L P	2850 S REDROCK LAS VEGAS NV	16208301009
EF AW MICHAEL G & PATRICIA A	3209 WILMINGTON WY LAS VEGAS NV	16208210007
EPSTEIN DAVID H & CAREN B	2833 PALM SPRINGS WY LAS VEGAS NV	16208610009
ESPARZA ANTONIO S	2900 MILO WY LAS VEGAS NV	16208610058
ESPINOZA JOSE & MARTIN	2813 SULTANA ST LAS VEGAS NV	16208211037
FAVELA ERASMO	2840 JAMESTOWN WY LAS VEGAS NV	16208610028
FELDMAN DONALD LEE & FAY FAM TR	2836 JAMESTOWN WY LAS VEGAS NV	16208610027
FIELDS LUTHER J & LENA B	2720 TRONA ST LAS VEGAS NV	16208610002
FINO RICARDO & ARELY	3001 WILMINGTON WY LAS VEGAS NV	16208212004
FISHER BROTHERS LAS VEGAS L L C	%C SPIERER 299 PARK AVE NEW YORK NY	16208701001
FISHER BROTHERS LAS VEGAS L L C	%C SPIERER 299 PARK AVE NEW YORK NY	16208303018
FISHER BROTHERS LAS VEGAS L L C	%C SPIERER 299 PARK AVE NEW YORK NY	16208303017
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE NEW YORK NY	16208702002
FISHER BROTHERS LAS VEGAS L L C	%C SPIERER 299 PARK AVE NEW YORK NY	16208701003
FISHER BROTHERS LAS VEGAS L L C	%C SPIERER 299 PARK AVE NEW YORK NY	16208702001
FISHER BROTHERS LAS VEGAS L L C	%C SPIERER 299 PARK AVE NEW YORK NY	16208303016
FISHER BROTHERS LAS VEGAS L L C	%C SPIERER 299 PARK AVE NEW YORK NY	16208701002
FISHPAW WILLIAM A & CONNIE S	2824 JAMESTOWN WY LAS VEGAS NV	16208610024
FLORES MIGUEL	2804 TRONA ST LAS VEGAS NV	16208610005

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Owner	Address	Parcel Number
FLORESTA INC	BOSQUES DE ALAMOS #5 MEXICO DF 11700	16208303032
FRANK LETICIA	3008 WILMINGTON WY LAS VEGAS NV	16208211015
FUENTES CONCEPCION	2725 RICHFIELD BLVD LAS VEGAS NV	16208212026
GAETOS LEONARDO A & LOURDES	2308 CASEY CUSACK LOOP ANCHORAGE AK	16208610064
GAGNON GUY FAMILY TRUST	2108 WESTLUND DR LAS VEGAS NV	16208303012
GALBRAITH KENNETH & JANE R	2817 SULTANA ST LAS VEGAS NV	16208211036
GARCIA MARIA EMMA	3112 WILMINGTON WY LAS VEGAS NV	16208210042
GLENBOROUGH FUND IX L L C	400 S EL CAMINO REAL SAN MATEO CA	16208303033
GLICK AIDA TRUST	2116 PLAZA DEL CERRO LAS VEGAS NV	16208212016
GODINEZ JOSE M & VIRGINIA	2841 WILMINGTON WY LAS VEGAS NV	16208610093
GONCALVES CARLOS G	4259 SHEPPARD DR LAS VEGAS NV	16208212024
GRAHAM CHARLES E	2812 PALM SPRINGS WY LAS VEGAS NV	16208610084
GRUDEN TIMOTHY P	3205 WILMINGTON WY LAS VEGAS NV	16208210008
GUERRA JOSE A	1314 SWEENEY AVE LAS VEGAS NV	16208211017
GURRERI ANGELO & CATHIE L REV TR	3754 VIOLET ROSE CT LAS VEGAS NV	16208301021
GURRERI ANGELO & CATHIE L REV TR	3754 VIOLET ROSE CT LAS VEGAS NV	16208301020
GUTHRIE RONALD G	3016 MILO WY LAS VEGAS NV	16208211029
HAGA T J	2816 NORTHAM ST LAS VEGAS NV	16208210020
HANNA PHILIP G	1733 GOLDHILL AVE LAS VEGAS NV	16208303013
HANSEN GARY W & SHIRLEY L	2809 PALM SPRINGS LAS VEGAS NV	16208610015
HARCOURT PATRICIA L	2805 PALM SPRINGS WY LAS VEGAS NV	16208610016
HERNANDEZ OSCAR	3020 WILMINGTON WY LAS VEGAS NV	16208210037
HIMES FAMILY TRUST	5620 DARBY AVE LAS VEGAS NV	16208301013
HIMES FAMILY TRUST	5620 DARBY AVE LAS VEGAS NV	16208301014
HOFFMANN NANCY M	2832 PALM SPRINGS WY LAS VEGAS NV	16208610089
HOLMES CLARENCE & ELOISE	2820 MILO WY LAS VEGAS NV	16208610051
HOLTEN JON E & LAWANNA V	2913 JAMESTOWN WY LAS VEGAS NV	16208212020
HUDSON JOSEPH C	2832 MILO WY LAS VEGAS NV	16208610054
IBARRA OMAR & MARIA G	2809 MILO WY LAS VEGAS NV	16208610072
J H S L L C	2240 COUNTRY COTTAGE CT LAS VEGAS NV	16208301012
JONATHAN PARK L L C	%J SCHWARTZ 2293 DUNEVILLE ST LAS VEGAS NV	16208303004
JORGENSEN KRIS E & DARLENE	2912 JAMESTOWN WY LAS VEGAS NV	16208212023

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Owner	Address	Parcel Number
KARAGIOSIAN JACK HAKOP & HASMIG	2051 CHILTON DR GLENDALE CA	16208210009
KIDDER ROSE M	2820 JAMESTOWN WY LAS VEGAS NV	16208610023
KIREJIAN HAROUT	3016 JAMESTOWN WY LAS VEGAS NV	16208211027
KOLOSOVA YULIA	2800 NORTHAM LAS VEGAS NV	16208210016
L V ASSET HOLDINGS L L C	2411 W SAHARA AVE LAS VEGAS NV	16208610080
L V ASSET HOLDINGS L L C	2411 W SAHARA AVE LAS VEGAS NV	16208610078
L V ASSET HOLDINGS L L C	2411 W SAHARA AVE LAS VEGAS NV	16208610077
L V ASSET HOLDINGS L L C	2411 W SAHARA AVE LAS VEGAS NV	16208610079
L V ASSET HOLDINGS L L C	2411 W SAHARA AVE LAS VEGAS NV	16208610075
L V ASSET HOLDINGS L L C	2411 W SAHARA AVE LAS VEGAS NV	16208610076
L V RESIDENTIAL HOLDINGS L L C	P O BOX 29500 LAS VEGAS NV	16208610082
L V RESIDENTIAL HOLDINGS L L C	2240 VILLAGE WALK DR #2212 HENDERSON NV	16208212011
L V RESIDENTIAL HOLDINGS L L C	2240 VILLAGE WALK DR #2212 HENDERSON NV	16208610074
L V RESIDENTIAL HOLDINGS L L C	2240 VILLAGE WALK DR #2212 HENDERSON NV	16208212018
L V RESIDENTIAL HOLDINGS L L C	2240 VILLAGE WALK DR #2212 HENDERSON NV	16208610048
L V RESIDENTIAL HOLDINGS L L C	2240 VILLAGE WALK DR #2212 HENDERSON NV	16208610092
LAS VEGAS MEADOWS LTD	%V ANTICO 10100 SANTA MONICA BLVD #2400 LOS ANGELES CA	16208201003
LEAVITT FAMILY TRUST	5040 SANDRA RD LAS VEGAS NV	16208210023
LEAVITT FAMILY TRUST	5040 SANDRA RD LAS VEGAS NV	16208210025
LEE SIU CHING	2824 NORTHAM ST LAS VEGAS NV	16208210022
LEMUS-ESCOBAR CATERINO & RUTILIO	2905 JAMESTOWN WY LAS VEGAS NV	16208610032
LI QUINGHE	1755 29TH AVE SAN FRANCISCO CA	16208212015
LIN BRAD	2829 SULTANA ST LAS VEGAS NV	16208211033
LIWANAG ADORACION & ROGELIO	2904 JAMESTOWN WY LAS VEGAS NV	16208610031
LOPEZ CRESENCIO B & DULCESIMA	2712 NORTHAM ST LAS VEGAS NV	16208210015
LOPEZ RAUDEL A	2804 RICHFIELD BLVD LAS VEGAS NV	16208212007
LUCIBELLO ESTHER	8070 W RUSSELL RD #1008 LAS VEGAS NV	16208610098
LUSCOMBE ROBERT	2724 TRONA ST LAS VEGAS NV	16208610003
LV RESIDENTIAL HOLDINGS L L C	2240 VILLAGE WALK DR #2212 HENDERSON NV	16208610047
M G A B SOLE & SEP PPTY TR	1609 ST GREGORY DR LAS VEGAS NV	16208610038
MAGUIRE JOHN P & ALICE A FAM TR	3021 MILO WY LAS VEGAS NV	16208210049
MANGOBA MARIA CONCEPCION	3100 WILMINGTON WY LAS VEGAS NV	16208210039

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MART SAMUEL J & J K REV LIV TR	ZON-15031	2833 JAMESTOWN WY LAS VEGAS NV	16208610037
MARTIN ROBERT E & KAYE		7045 LAREDO LAS VEGAS NV	16208301017
MARTIN ROBERT E & KAYE B		7045 LAREDO LAS VEGAS NV	16208303008
MARTINEZ IRMA		2309 CAMBRIDGE ELMS ST NO LAS VEGAS NV	16208610044
MAYORGA RODRIGO		2804 NORTHAM ST LAS VEGAS NV	16208210017
MAZZARELLA EVE		408 S 7TH ST LAS VEGAS NV	16208212021
MCCAUGHEY MARIE		2833 WILMINGTON WY LAS VEGAS NV	16208610095
MCCLELLAND RICHARD A		2717 RICHFIELD BLVD LAS VEGAS NV	16208212028
MCCURRY KARLENE A REED ETAL		%WAREHOUSE PPTYS %F REED 4801 W BELL DR LAS VEGAS NV	16208303031
MEADWORKS L L C		P O BOX 400 100 LAS VEGAS NV	16208701004
MENG KUN		248 W FAIR AVE SAN GABRIEL CA	16208212008
MEYER PAUL M & ZELLA MAE		2716 TRONA ST LAS VEGAS NV	16208610001
MILLER ROBERT JR		3012 WILMINGTON WY LAS VEGAS NV	16208211016
MINOLI LUIS A & MARGARITA R		2844 MILO WY LAS VEGAS NV	16208610057
MONARREZ MARTIN		2801 RICHFIELD BLVD LAS VEGAS NV	16208212025
MORTON VINCENETTE FAMILY TRUST		P O BOX 26432 LAS VEGAS NV	16208210029
NEWELL SHAWN		2825 SULTANA ST LAS VEGAS NV	16208211034
NUNEZ MICHAEL S & PATSY S		2817 MILO WY LAS VEGAS NV	16208610070
ORTIZ JOE G & MARY J		2825 JAMESTOWN WY LAS VEGAS NV	16208610039
ORTIZ JOSE A		2849 MILO WY LAS VEGAS NV	16208610062
OSBURN JAMES & WENDY		2821 PALM SPRINGS WY LAS VEGAS NV	16208610012
P & D KELESIS L L C		1208 PARK CIR LAS VEGAS NV	16208701005
P & D KELESIS L L C		1208 PARK CIR LAS VEGAS NV	16208603002
P & D KELESIS L L C		1208 PARK CIR LAS VEGAS NV	16208603001
PALACE STATION HOTEL & CASINO		%CHIEF FIN OFFICER 2411 W SAHARA AVE LAS VEGAS NV	16208602006
PARADISE LAS VEGAS L L C		%E LANDAU 515 S FLOWER ST 25TH FL LOS ANGELES CA	16208603003
PARADISE LAS VEGAS L L C		%E LANDAU 515 S FLOWER ST 25TH FL LOS ANGELES CA	16208701007
PARAMOUNT INVESTMENTS CO		P O BOX 81191 LAS VEGAS NV	16208303007
PARK THOMAS L & BONNIE		2836 PALM SPRINGS WY LAS VEGAS NV	16208610090
PATERNOSTER ANA		30 KNIGHTSBORO RD HENDERSON NV	16208610088
PATTERSON NADA V		2837 JAMESTOWN WY LAS VEGAS NV	16208610036
PAUL EVAN		2813 NORTHAM ST LAS VEGAS NV	16208210030

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PEREZ ANGELA M	2905 MILO WY LAS VEGAS NV	16208610060
PEREZ DOMINIC M	2904 MILO WY LAS VEGAS NV	16208610059
PEREZ MARTIN	2808 JAMESTOWN WY LAS VEGAS NV	16208610020
PHILLIPS MAX & LILY TRUST	3004 WILMINGTON WY LAS VEGAS NV	16208211014
PIPER ROBERT & ZULY R	3109 WILMINGTON WY LAS VEGAS NV	16208210011
PIZA-CHONA CARISTINO	2829 PALM SPRINGS WY LAS VEGAS NV	16208610010
POINDEXTER TRACY H	2709 NORTHAM ST LAS VEGAS NV	16208210034
QUINTANILLA JOSE A	2845 MILO WY LAS VEGAS NV	16208610063
QUIROGA FRANK & ISABELLE	2216 PASEO CT LAS VEGAS NV	16208301015
QUIROGA FRANK & ISABELLE	2216 PASEO CT LAS VEGAS NV	16208301016
RAGA AMADOR M & MIRASOL F	6937 TRAILRIDE WY CITRUS HEIGHTS CA	16208210019
RAMIREZ MARIA	3731 REDWOOD ST LAS VEGAS NV	16208211039
RATZENBERGER WAYNE JR & NANCY	3004 PALM SPRINGS WY LAS VEGAS NV	16208211022
RAVESE GAYLE JOAN	3000 PALM SPRINGS WY LAS VEGAS NV	16208212005
REGISTER PATRICIA A	4965 ATHENS BAY PL NO LAS VEGAS NV	16208211018
REZA LUIS P	2804 JAMESTOWN WY LAS VEGAS NV	16208610019
RHEBOK FAMILY TRUST	2812 RICHFIELD BLVD LAS VEGAS NV	16208212009
RHEBOK YVETTE E	2812 RICHFIELD BLVD LAS VEGAS NV	16208212010
RICCO PHYLLIS M	2800 MILO WY LAS VEGAS NV	16208610046
RILEY MICHAEL P & JEAN M	2828 JAMESTOWN WY LAS VEGAS NV	16208610025
RODELA TONY PETER & EVA K	2801 SULTANA ST LAS VEGAS NV	16208211040
RODRIGUEZ LUIS M	2832 NORTHAM ST LAS VEGAS NV	16208210024
RODRIGUEZ MIGUEL A & NORMA E	3105 WILMINGTON WY LAS VEGAS NV	16208210012
RODRIGUEZ RAUL	2821 NORTHAM ST LAS VEGAS NV	16208210028
ROMAN ALBERTO L & PATRICIA	3108 WILMINGTON WY LAS VEGAS NV	16208210041
ROSE CINDY MILMEISTER	848 N RAINBOW #312 LAS VEGAS NV	16208303015
S S E L MARYLAND PKWY L L C	%AMERICOMM INVEST INC P O BOX 98053 LAS VEGAS NV	16208303009
S S E L MARYLAND PKWY L L C	%AMERICOMM INVEST INC P O BOX 98053 LAS VEGAS NV	16208303010
SAAU ELA S	2817 JAMESTOWN WY LAS VEGAS NV	16208610041
SAHLE MEKONNEN G	2844 JAMESTOWN WY LAS VEGAS NV	16208610029
SALAS JUAN M	2817 WILMINGTON WY LAS VEGAS NV	16208610099
SANTIAGO VICTOR T	4604 GRETTEL CIR LAS VEGAS NV	16208610066

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SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	16208601001
SELBY ELIZABETH & DOUGLAS ALLEN	3017 W JAMESTOWN WY LAS VEGAS NV	16208211028
SERPAS NELY	2908 JAMESTOWN WY LAS VEGAS NV	16208212022
SHANE HADUSH	2812 JAMESTOWN WY LAS VEGAS NV	16208610021
SHEELY FAMILY TRUST 1994	2840 MILO WY LAS VEGAS NV	16208610056
SHELLEY THOMAS JOHN	852 JERI LN BOULDER CITY NV	16208610055
SHUKHMAN VLADIMIR	2809 COWAN CIR LAS VEGAS NV	16208610043
SOLANDO VICTOR	2840 PALM SPRINGS WY LAS VEGAS NV	16208610091
SOLANO PEDRO A & ANA E	2909 MILO WY LAS VEGAS NV	16208212017
SOLANO RIGOBERTO HERNANDEZ	2820 PALM SPRINGS WY LAS VEGAS NV	16208610086
SORIANO CRUZ	3013 WILMINGTON WY LAS VEGAS NV	16208211019
SOTO LUIS ANTONIO	2825 PALM SPRINGS WY LAS VEGAS NV	16208610011
SOUTHERN NV RENTAL HOLDINGS LLC	2837 PALM SPRINGS WY LAS VEGAS NV	16208610008
STEVENS DEREK A & TONYA LYNN	2901 MILO WY LAS VEGAS NV	16208610061
STEVENS KATHY W & MICHAEL P	1007 CALLE DE ALCALA ESCONDIDO CA	16208211024
STORE-N-LOCK	%J KRUEGER 80 S LAKE AVE #710 PASADENA CA	16208303021
STORE-N-LOCK	%J KRUEGER 80 S LAKE AVE #710 PASADENA CA	16208303006
SUAREZ ANDRES	2841 PALM SPRINGS WY LAS VEGAS NV	16208610007
TAKEUCHI JENNIFER	3113 WILMINGTON WY LAS VEGAS NV	16208210010
TAOS LAND DEVELOPMENT CO LLC	8875 HIDDEN RIVER PKWY #300 TAMPA FL	16208701008
TERRELL JEANNE H	2813 PALM SPRINGS WY LAS VEGAS NV	16208610014
TIPAY JUANITO	2809 SULTANA ST LAS VEGAS NV	16208211038
TOBLER JOHN A & ODETE T	2900 RICHFIELD BLVD LAS VEGAS NV	16208212014
TODD DOUGLAS E & CHARLES E	2805 MILO WY LAS VEGAS NV	16208610073
TOTTEN FAMILY TRUST	2800 TRONA ST LAS VEGAS NV	16208610004
TRAN CHRISTOPHER	3009 MILO WY LAS VEGAS NV	16208211032
TREJO SANTOS A & EMELIDA	2800 RICHFIELD BLVD LAS VEGAS NV	16208212006
TREVENA GERALD L	2724 ALCOA AVE LAS VEGAS NV	16208610083
USAITIS STEVE	782 COLONIAL RD DURANGO CO	16208301011
UTZAT THOR	2837 WILMINGTON WY LAS VEGAS NV	16208610094
VALLEJOS BRENDA L & ANGELA	2816 MILO WY LAS VEGAS NV	16208610050
VOTAW WILLIAM W	2820 NORTHAM ST LAS VEGAS NV	16208210021

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WALTERS THOMAS & LORRAINE FAM TR	1173 DESHIELDS AVE LAS VEGAS NV	16208610101
WANG JIE	534 E VALLEY BLVD #5 SAN GABRIEL CA	16208610071
WASILEVICH NELIDA L M LIVING TR	8131 W PALACE ESTATE AVE LAS VEGAS NV	16208610052
WESTCOAST S M G	4045 E POST RD LAS VEGAS NV	16208303005
WHITE FRANCIS A II & JENNIFER E	3017 MILO WY LAS VEGAS NV	16208211030
WHITESIDES G MICHAEL & NINFA	2427 LAURIE DR LAS VEGAS NV	16208610049
WILLEY MASON R & PAULA A	3101 WILMINGTON WY LAS VEGAS NV	16208210013
WILLIAMS BARBARA J	2816 JAMESTOWN WY LAS VEGAS NV	16208610022
WILSON BEVERLY	2824 RICHFIELD BLVD LAS VEGAS NV	16208212012
WRIGHT MARSHA S J	6433 W TWAIN AVE LAS VEGAS NV	16208610069
YANEZ CARLOS	%MT VIEW MTGE CO 7311 W CHARLESTON BLVD #110 LAS VEGAS NV	16208610030
YANG ZHIMING	2817 PALM SPRINGS WY LAS VEGAS NV	16208610013
YOUNG CARL E & ELLEN 1985 LIV TR	8160 OBANNON DR LAS VEGAS NV	16208303014
YUSON ILDEBRANDO A & ELIZABETH L	2801 JAMESTOWN WY LAS VEGAS NV	16208610045
ZEPEDA ANGEL & ISIDRA	3524 DAWN WOOD CT NO LAS VEGAS NV	16208211023
ZERMENO NORA & MARIO	3024 WILMINGTON WY LAS VEGAS NV	16208210038
ZHOU WEI ZHANG	2825 WILMINGTON WY LAS VEGAS NV	16208610097
ZIMMERMAN RONA	2821 JAMESTOWN WY LAS VEGAS NV	16208610040

APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

001 PARCEL BOUNDARY

002 SUBD BOUNDARY

003 ROAD EASEMENT

004 PM/LD BOUNDARY

005 NON-PARCEL LOT LINE

006 MATCH LINE / LEADER LINE

007 ROAD ID NUMBER

ASSessor's PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE OA VALUE 45

162-08-2

08

T21S R61E

Scale: 1"=200'

Rev: 01/02/02

PARCEL NUMBER

100

202

163

176

177

178

ACREAGE

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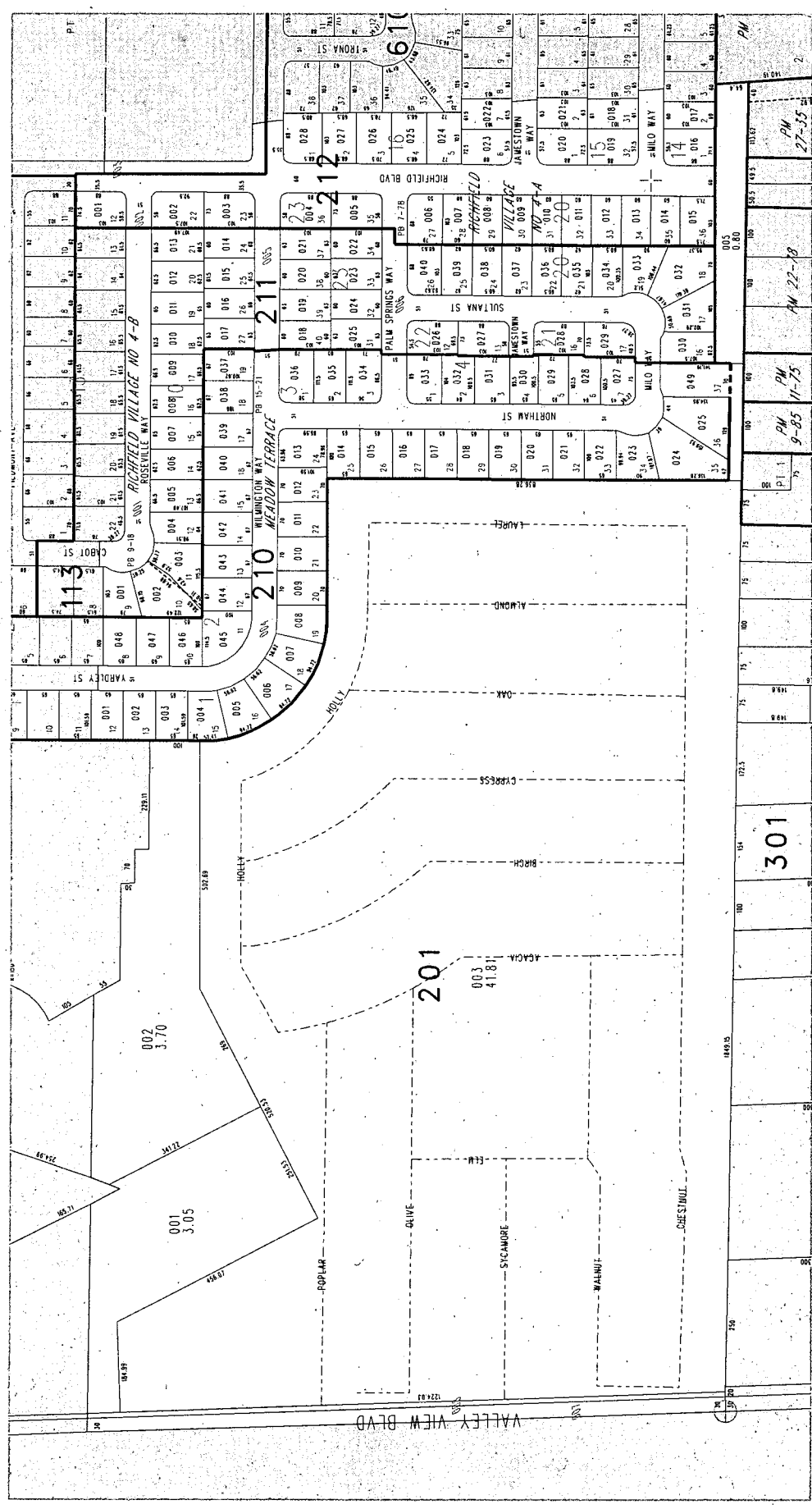
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Deed



Separator Sheet

20060131-0004106

Fee: \$17.00 RPTT: \$10,200.00
N/C Fee: \$0.00

01/31/2006 14:13:12
T20060019016

Requestor:
NEVADA TITLE COMPANY

Frances Deane
Clark County Recorder

CAE
Pgs: 7

A.P. N.: 162-08-301-023, 162-08-201-005
R.P.T.T.: \$10,200.00

Escrow #05-11-1726-KR

Mail tax bill to and
When recorded mail to:
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, NV 89102

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That RGD Holding, LLC, a Nevada Limited Liability Company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **3100 Meade, LLC, a Nevada limited liability company,** all that real property situated in the County of **Clark,** State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

My Commission Expires:

EXHIBIT "A"

PARCEL ONE (1):

THAT PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 8, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 27 OF PARCEL
MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER, CLARK
COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF RIGEL AVENUE AS VACATED BY
THAT CERTAIN ORDER OF VACATION RECORDED MARCH 9, 1983 IN BOOK
1700 AS DOCUMENT NO. 1659544 OF OFFICIAL RECORDS.

PARCEL TWO (2):

THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 8, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM, RICHFIELD VILLAGE UNIT NO. 4-B, AS SHOWN
IN BOOK 9 OF PLATS, PAGE 18, RICHFIELD VILLAGE UNIT NO. 4-A, AS
SHOWN IN BOOK 7 OF PLATS, PAGE 78, AND MEADOW TERRACE AS
SHOWN IN BOOK 15 OF PLATS, PAGE 21, OF OFFICIAL RECORDS, CLARK
COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE NORTH HALF
(N $\frac{1}{2}$) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.
CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W $\frac{1}{4}$) CORNER OF SAID SECTION
8, THENCE SOUTH $83^{\circ}53'16''$ EAST ALONG THE EAST-WEST QUARTER (E-W
 $\frac{1}{4}$) LINE OF SAID SECTION 8 A DISTANCE OF 40.04 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING SOUTH $88^{\circ}53'16''$ EAST, 1849.15 FEET;
THENCE NORTH $00^{\circ}33'31''$ EAST, 836.28 FEET; THENCE NORTH $89^{\circ}26'29''$
WEST, 286.50 FEET; THENCE FROM A TANGENT WHOSE BEARING IS THE
LAST DESCRIBED COURSE, TURNING TO THE RIGHT ALONG THE ARC OF A
252.59 FOOT RADIUS CURVE WHICH IS CONCAVE NORTHEASTERLY, AND
SUBTENDING A CENTRAL ANGLE OF $90^{\circ}00'00''$ AN ARC LENGTH OF 398.37
FEET; THENCE NORTH $89^{\circ}26'29''$ WEST, 502.69 FEET; THENCE SOUTH

62°40'24" WEST, 520.53 FEET; THENCE NORTH 27°19'36" WEST, 456.07 FEET;
THENCE SOUTH 86°10'24" WEST, 184.99 FEET; THENCE SOUTH 01°49'36"
EAST, 1,224.93 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED
TO THE BOARD OF TRUSTEES OF CLARK COUNTY SCHOOL DISTRICT,
RECORDED NOVEMBER 15, 1963 IN BOOK 492 AS DOCUMENT NO. 396687 OF
OFFICIAL RECORDS, AND RE-RECORDED JANUARY 9, 1964 IN BOOK 504 AS
DOCUMENT NO. 406384.

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)
a) 162-08-301-023, 162-08-201-005
b) _____
c) _____
d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$2,000,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$2,000,000.00
Real Property Transfer Tax Due \$10,200.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090,
Section: _____
b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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, 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: [Signature] Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RGD Holding, LLC, a Nevada limited liability company

Print Name: 3100 Meade, LLC, a Nevada limited liability company

Address: 2202 W. Charleston

Address: _____

City/State/Zip: Las Vegas, NV 89102

City/State/Zip: _____

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

Print Name: Nevada Title Company Esc. #: 05-11-1726-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

Cont
4/106

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-08-301-023, 162-08-201-005
b) _____
c) _____
d) _____

22

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$2,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$2,000,000.00

Real Property Transfer Tax Due

\$10,200.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090,
Section: _____
b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RGD Holding, LLC, a Nevada
limited liability company

Print Name: 3100 Meade, LLC, a Nevada limited
liability company

Address: _____

Address: 3100 Meade Ave

City/State/Zip: _____

City/State/Zip: NV NV 89102

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

Print Name: Nevada Title Company Esc. #: 05-11-1726-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

Cont
4106

CLARIFICATION COPY

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-08-301-023, 162-08-201-005
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$2,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$2,000,000.00

Real Property Transfer Tax Due

\$10,200.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090,
Section: _____
b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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, 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 owned.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RGD Holding, LLC, a Nevada
limited liability company

Print Name: 3100 Meade, LLC, a Nevada limited
liability company

Address: _____

Address: 3100 Meade Ave

City/State/Zip: _____

City/State/Zip: LV NV 89102

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

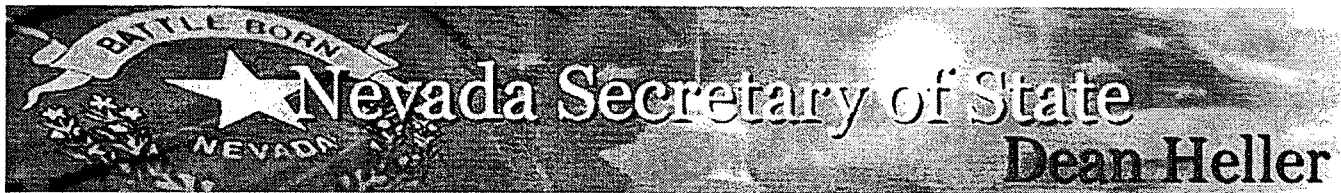
Print Name: Nevada Title Company Esc. #: 05-11-1726-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

41106


[Online Services](#)
[Fee Schedule](#)
[Login](#)

3100 MEADE, LLC

PRI

Business Entity Information

Status:	Active on 4/17/2006	File Date:	3/16/2005 6:40:24 AM
Type:	Domestic Limited-Liability Company	Corp Number:	E0112892005-9
Qualifying State:	NV	List of Officers Due:	3/31/2007
Managed By:	Managers	Expiration Date:	3/16/2035

Resident Agent Information

Name:	DENNIS M. PRINCE	Address 1:	3230 SOUTH BUFFALO DRIVE
Address 2:	SUITE 108	City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
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No stock records found for this company

Officers

☐ Include Inactive Office

Manager - LUCRETIA G CORRAL

Address 1:	3100 MEADE AVENUE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	USA
Status:	Active	Email:	

LEASE AGREEMENT
(Modified Gross)

THIS LEASE AGREEMENT ("Lease") is made between Harsch Investment Properties - Nevada, LLC, an Oregon limited liability company ("Landlord"), and Champion Designs LLC dba Champion Vinyl Products, a Nevada corporation ("Tenant"), as of June 14, 2006 (the "date of this Lease").

BASIC LEASE INFORMATION

DESCRIPTION OF PREMISES: 4080 West Desert Inn, Suite W-103 (the "Premises" as shown on Exhibit A), consisting of approximately 2,350 square feet within Building W (the "Building") of Landlord's property known as Location One Commerce Center (the "Project").

PERMITTED USE: FABRICATION AND SALES OF VINYL PRODUCTS FOR NO OTHER PURPOSE.

INITIAL LEASE TERM: 6 MONTHS AND 15 DAYS

EARLY OCCUPANCY DATE: _____

SCHEDULED COMMENCEMENT DATE: June 16, 2006

SCHEDULED EXPIRATION DATE: December 31, 2006

BASE RENT, OPERATING EXPENSES AND SECURITY DEPOSIT:

(a) Base Rent due pursuant to Paragraph 3:
June 16, 2006 through June 30, 2006 \$ 1,586.50 per month
July 1, 2006 through December 31, 2006 \$ 3,173.00 per month

(b) Security Deposit pursuant to Paragraph 5:
\$3,173.00

(c) Monthly HVAC Service Charge pursuant to Paragraph 7.3:
June 16, 2006 through June 30, 2006 \$30.00
July 1, 2006 through December 31, 2006 \$60.00

(d) Monthly Trash Surcharge \$ N/A

NOTICE ADDRESSES: **NOTICE TO LANDLORD:**
Harsch Investment Properties - Nevada, LLC
3111 South Valley View Blvd., Suite K-101
Las Vegas, Nevada 89102
Attn: Property Manager
Fax: (702) 368-2930

NOTICE TO TENANT:
Champion Vinyl Products
3000 Meade Ave.
Las Vegas NV 89102
Attn: Jason Randall
Fax: 702-643-9494

BILLING AND PAYMENT ADDRESSES: **LOCKBOX REMITTANCE TO LANDLORD:**
Location #1 Commerce Ctr.
Unit No. 32
P O Box 5000
Portland, Oregon 97208- 5000

BILLING TO TENANT:
Champion Vinyl Products
3000 Mead Ave.
Las Vegas NV 89102
Attn: Jason Randall

TENANT'S TAXPAYER ID #: 88-0457989

GUARANTOR: None

TENANT CONTACT: Name: Jason Randall Telephone: 702-643-7766 Fax: 702-643-9494

IN WITNESS WHEREOF, the parties hereto have executed this Lease, consisting of the foregoing Basic Lease Information, the following Paragraphs 1 through 23 (the "Standard Lease Provisions") and Exhibits A (Premises/Project), B (Insurance), C (Signage Criteria), D (Intentionally Omitted), E (Rules & Regulations) F (Intentionally Omitted) and G (Intentionally Omitted) all of which are incorporated herein by this reference (collectively, this "Lease"). In the event of any conflict between the provisions of the Basic Lease Information and the provisions of the Standard Lease Provisions, the Standard Lease Provisions shall control.

Landlord
Harsch Investment Properties - Nevada, LLC
an Oregon limited liability company

By: Keetha Williams
Name: Keetha Williams
Its: Regional Leasing Director

Tenant
Champion Designs LLC, dba Champion Vinyl Products

By: Lucrecia G. Corral
Lucrecia G. Corral, President
By: Jason A. Randall
Jason A. Randall, Director Of Operations

STANDARD LEASE PROVISIONS
(Modified Gross)

1. **Premises.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, subject to the following terms and conditions, the Premises located in the Project and described in the Basic Lease Information and shown on the attached Exhibit A. Landlord reserves the right to make such changes, additions and/or deletions to the Project and/or the common areas and parking or other facilities thereof as it shall determine from time to time.

2. **Term.** (a) Unless delayed or sooner terminated in accordance herewith, the term of this Lease (the "Term") shall be as set forth in the Basic Lease Information. If the Term Commencement Date (defined below) is not the first day of a calendar month, there shall be added to the Term the partial month ("Partial Lease Month") from the Term Commencement Date through the last day of that calendar month containing the Term Commencement Date.

(b) The Term shall commence as specified in the Basic Lease Information on the Scheduled Term Commencement Date unless the Landlord has not delivered the Premises to Tenant by that date. In the latter event, the Term Commencement Date shall be the earlier of the date Landlord delivers the Premises to Tenant or the date Tenant takes possession or commences use of any portion of the Premises for any business purpose (including moving in). If this Lease contemplates the construction of tenant improvements in the Premises by Landlord, Landlord shall be deemed to have delivered the Premises to Tenant on the date determined by Landlord's space planner to be the date of substantial completion of the work to be performed by Landlord (as described in the Tenant Improvement Agreement, if any, attached hereto as Exhibit D). Tenant acknowledges that Tenant has inspected and accepts the Premises in their present condition, "AS-IS" (WITH ALL FAULTS), except for tenant improvements (if any) to be constructed by Landlord in the Premises.

(c) This Lease shall be a binding contractual obligation upon execution and delivery hereof by Landlord and Tenant, notwithstanding the later commencement of the Term. If the Term Commencement Date is delayed, this Lease shall not be void or voidable, the Term shall not be extended (except as provided in Paragraphs 2(a) & 2(b)), and Landlord shall not be liable to Tenant for any loss or damage resulting therefrom; provided that Tenant shall not be liable for any Rent (defined below) for any period prior to the Term Commencement Date.

(d) Upon full execution and delivery of this Lease and receipt by Landlord of satisfactory evidence of Tenant's compliance with the insurance provisions of the Lease, Tenant may be permitted to occupy the Premises prior to the Term Commencement Date to install furniture, fixtures and the like. Early occupancy shall not advance the expiration date of the Lease and no Base Rent shall be payable, but Tenant shall be responsible for any separately metered utility usage and bound by all other provisions of the Lease including, without limitation, Additional Rent (defined below). During any early occupancy or other period in which Landlord and Tenant are simultaneously occupying and/or performing work in the Premises, Landlord's construction supervisor shall be authorized to resolve any conflicts as to scheduling, access or the like.

3. **Rent.** Subject to the provisions of this Paragraph 3, Tenant agrees to pay during the Term as rent for the Premises the sums specified in the Basic Lease Information (as increased from time to time as provided in the Basic Lease Information or as may otherwise be provided in this Lease) (the "Base Rent"). Base Rent shall be payable in consecutive monthly installments, in advance, without prior notice, demand, deduction or offset, commencing on the Term Commencement Date and continuing on the first day of each calendar month thereafter, except that the first full monthly installment of Base Rent shall be payable upon Tenant's execution of this Lease. If the Term Commencement Date is not the first day of a calendar month, then the Base Rent for the Partial Lease Month shall be prorated based on a 30-day month and shall be payable on the first day of the calendar month following the Term Commencement Date. Base Rent, all forms of additional rent payable hereunder by Tenant and all other amounts, fees, payments or charges payable hereunder by Tenant (collectively, "Additional Rent") shall (i) each constitute rent payable hereunder (and shall sometimes collectively be referred to herein as "Rent"), (ii) be payable to Landlord in lawful money of the United States when due without any prior demand therefor, except as may be expressly provided to the contrary herein, (iii) be payable to Landlord at Landlord's Remittance Address set forth in the Basic Lease Information or to such other person or to such other place as Landlord may from time to time designate in writing to Tenant, and (iv) if applicable, be prorated based upon a 30 day month for any partial month.

4. **Delinquent Payment; Handling Charges.** If Tenant is more than ten (10) days late in paying any amount of Rent, Tenant shall pay Landlord a late charge equal to ten percent (10%) of the delinquent amount, or \$100.00, whichever is greater. In addition, any amount due from Tenant to Landlord which is not paid within ten (10) days of the date due shall bear interest at an annual rate (the "Default Rate") equal to fifteen percent (15%).

5. **Security Deposit.** Upon execution of this Lease, Tenant shall pay to Landlord the amount of Security Deposit specified in the Basic Lease Information. If Tenant defaults with respect to any provision of this Lease, Landlord may, but shall not be required to, use, apply or retain all or any part of the Security Deposit. If any portion of the Security Deposit is so used or applied, Tenant shall, within ten (10) days after demand therefor by Landlord, deposit with Landlord cash in an amount sufficient to restore the Security Deposit to the amount required to be maintained by Tenant hereunder. Within a reasonable period following expiration or the sooner termination of this Lease, provided that Tenant has performed all of its obligations hereunder, Landlord shall return to Tenant the remaining portion of the Security Deposit. The Security Deposit may be commingled by Landlord with Landlord's other funds, and no interest shall be paid thereon.

6. **Obligations of Landlord and Tenant.**

6.1 **Landlord's Obligations.** Landlord shall be responsible and pay for all real property taxes associated with the Project, insurance for the protection of Landlord, operation of and lighting for the common areas of the Project, and water and sewer services to the Premises and the Project. Landlord shall also provide basic trash disposal services and may impose a surcharge on Tenant for use in excess of the normal level provided. In no case shall the reduction or unavailability of any service or any interference in Tenant's business operations within the Premises render Landlord liable to Tenant for any damages of any nature whatsoever caused thereby, constitute a constructive eviction of Tenant, constitute a breach of any implied warranty by Landlord, or entitle Tenant to any abatement of Tenant's rental obligations hereunder. Landlord reserves the right (but shall not be obligated) to contract directly for any such services or to change the supplier or provider of any such services from time to time.

6.2 **Tenant's Obligations.** Tenant shall (to the extent possible) contract for and pay directly when due for all gas, heat, air conditioning, light, power, telephone and data, sprinkler charges, cleaning, waste disposal in excess of that provided by Landlord, and other utilities and services (the "Services") used on or from the Premises, together with any taxes (other than real estate taxes), penalties, surcharges or the like pertaining thereto. If any such Services are not separately billed or metered to Tenant, Tenant shall pay an equitable share, as determined in good faith by Landlord, of all charges jointly billed or metered with other premises in the Project. Tenant shall also be responsible and pay for any personal property, sales, use or income taxes associated with Tenant's use or occupancy of the Premises, insurance required to be carried by Tenant under the Lease, and Tenant's repair and maintenance duties under the Lease.

7. **Improvements, Alterations, Repairs and Maintenance, HVAC & Mechanic's Liens.**

7.1 **Improvements; Alterations.** No alterations in, of or to the improvements contained within the Premises (collectively, "Alterations") are permitted without Landlord's prior written approval. Any Alterations shall be installed at Tenant's expense and only in accordance with detailed plans and specifications, construction methods, and all appropriate permits and licenses. Such work may only be done by professionally qualified and licensed contractors and subcontractors approved by Landlord.

7.2 **Repairs and Maintenance.** Tenant shall maintain the Premises and the improvements and electrical and plumbing systems, including all interior lighting and ballasts, plate glass windows and doors, all interior floor surfaces, walls and ceilings in a first-class condition. Tenant shall repair or replace, as needed, subject to Landlord's direction, any damage to the Project caused by Tenant, including, without limitation, any contractor, employee, agent, invitee or visitor of Tenant (each, a "Tenant Party"). If any such damage occurs outside of the Premises, or if Tenant fails to perform Tenant's obligations under this Paragraph 7.2 or under any other paragraph of this Lease within ten (10) days' after written notice from Landlord (except in the case of an emergency, in which case no notice shall be required), then Landlord may elect to perform such obligations and repair such damage itself at Tenant's expense. Except for and to the extent of damage done by Tenant or a Tenant Party, Landlord shall be responsible and pay for maintenance and repair of the common areas and the foundation, roof, exterior surfaces of the exterior walls, and structural elements of the Premises.

7.3 **HVAC.** Landlord shall have responsibility for the preventive maintenance, repair and replacement of the heating, ventilation and air conditioning (HVAC) systems serving the Premises. In addition to Base Rent, Tenant shall pay a monthly HVAC Service Charge as set forth in the Basic Lease Information, the amount of which may be increased by Landlord annually, on or about the anniversary date of the Lease, but such increases shall not exceed Five Dollars (\$5.00) per month.

7.4 **Mechanic's Liens.** Tenant shall not cause, suffer or permit any mechanic's or materialman's lien or claim to be filed or asserted against the Premises or the Project for any work performed, materials furnished, or obligation incurred by or at the request of Tenant or any Tenant Party.

8. **Use.**

8.1 **Permitted Use.** Tenant shall continuously occupy and use the Premises only for the Permitted Use stated in the Basic Lease Information (the "Permitted Use") and shall not create or permit any nuisance or unreasonable interference with or disturbance of any other tenants of Landlord. Tenant shall at its sole cost and expense strictly comply with all existing or future applicable governmental laws, rules, requirements and regulations, and covenants, easements and restrictions of record governing and relating to the use, occupancy or possession of the Premises, or to Tenant's use of the common areas (collectively "Regulations"). Should any Regulation now or hereafter be imposed on Tenant or Landlord by any governmental body relating to the use or occupancy of the Premises by Tenant or any Tenant Party, then Tenant agrees, at its sole cost and expense, to comply promptly with such Regulations.

8.2 **Hazardous Materials.** As used in this Lease, the term "Hazardous Material" means any flammable items, hazardous or toxic substances, including any substances defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials" or "toxic substances" now or subsequently regulated under any applicable federal, state or local laws or regulations, including without limitation petroleum-based products, paints, pesticides, asbestos, PCBs and similar compounds, and including any materials subsequently found to have adverse effects on the environment or the health and safety of persons. Tenant shall not cause or permit any Hazardous Material to be generated, produced, brought upon, used, stored, treated or disposed of in or about the Property by Tenant or any Tenant Party without the prior written consent of Landlord.

9. Assignment and Subletting.

9.1 Transfers; Consent. Tenant shall not, without the prior written consent of Landlord, (a) assign, transfer, mortgage, hypothecate, or encumber this Lease or any estate or interest herein, whether directly, indirectly or by operation of law, (b) permit any other entity to become a Tenant hereunder by merger, consolidation, or other reorganization, (c) if Tenant is a corporation, partnership, limited liability company, limited liability partnership, trust, association or other business entity (other than a corporation whose stock is publicly traded), permit, directly or indirectly, the transfer of any ownership interest in Tenant so as to result in (i) a change in the current control of Tenant, (ii) a transfer of twenty-five percent (25%) or more in the aggregate in any twelve (12) month period in the beneficial ownership of such entity or (iii) a transfer of all or substantially all of the assets of Tenant, (d) sublet any portion of the Premises, or (e) grant any license, concession, or other right of occupancy of or with respect to any portion of the Premises, or (f) permit the use of the Premises by any party other than Tenant or a Tenant Party (each of the events listed in this Paragraph 9.1 being referred to herein as a "Transfer"). At least twenty (20) business days prior to the effective date of any proposed Transfer, Tenant shall provide Landlord with a written description of all terms and conditions of the proposed Transfer and all consideration therefor, copies of the proposed documentation, and such information as Landlord may reasonably require. Any Transfer made without Landlord's consent shall be void and shall constitute an Event of Default by Tenant. Tenant shall pay to Landlord \$500 as a review fee for each Transfer request, and reimburse Landlord for its reasonable attorneys' fees and all other costs incurred in connection with considering any request for consent to a proposed Transfer. Landlord's consent to a Transfer shall not release Tenant from its obligations under this Lease (or any guarantor of this Lease of its obligations with respect thereto). Landlord's consent to any Transfer shall not waive Landlord's rights as to any subsequent Transfers.

9.2 Cancellation and Recapture. Notwithstanding Paragraph 9.1, Landlord may (but shall not be obligated to), within ten (10) business days after receipt of Tenant's written request for Landlord's consent to an assignment or subletting, cancel this Lease as to the portion of the Premises proposed to be sublet or subject to an assignment of this Lease ("Transfer Space") as of the date such proposed Transfer is proposed to be effective and, thereafter, Landlord may lease such portion of the Premises to the prospective transferee (or to any other person or entity or not at all) without liability to Tenant.

10. Insurance, Waivers, Subrogation and Indemnity.

10.1 Insurance. Tenant shall maintain throughout the Term each of the insurance policies described on Exhibit B attached hereto and shall otherwise comply with the obligations and requirements provided on Exhibit B.

10.2 Waiver of Subrogation. Landlord and Tenant each waives any claim, loss or cost it might have against the other for any damage to or theft, destruction, loss, or loss of use of any property (a "Loss"), to the extent the same is insured against (or is required to be insured against under the terms hereof) under any "all risk" property damage insurance policy covering the Project, the Premises, Landlord's or Tenant's fixtures, personal property, leasehold improvements, or business, regardless of whether the negligence of the other party caused such Loss.

10.3 Indemnity. Subject to Paragraph 10.2, Tenant shall indemnify, defend and hold harmless Landlord and its affiliates, and each of their respective directors, shareholders, partners, lenders, members, managers, contractors, affiliates and employees (collectively, "Landlord Indemnitees") from and against all claims, losses, liabilities, causes of suit or action, judgments, damages, penalties, costs and expenses (including, without limitation, reasonable attorneys' fees and court costs) arising from or asserted in connection with the use or occupancy of the Premises by Tenant or any Tenant Party, or any negligence or misconduct of Tenant or of any Tenant Party in or about the Premises or the Project, or Tenant's breach of any of its covenants under this Lease, except in each case to the extent arising from the gross negligence or willful misconduct of Landlord or any Landlord Indemnitee. Except to the extent expressly provided in this Lease, Tenant hereby waives all claims against and releases Landlord and each Landlord Indemnitee for any injury to or death of persons, damage to property or business loss in any manner related to (i) Tenant's use and occupancy of the Premises, (ii) acts of God, (iii) acts of third parties, or (iv) any matter outside of the reasonable control of Landlord. This Paragraph 10.3 shall survive termination or expiration of this Lease.

11. Subordination; Attornment.

11.1 Subordination. This Lease is subject and subordinate to all present and future ground or master leases of the Project and to the lien of all mortgages or deeds of trust (collectively, "Security Instruments") now or hereafter encumbering the Project, if any, and to all renewals, extensions, modifications, consolidations and replacements thereof, and to all advances made or hereafter to be made upon the security of any such Security Instruments, unless the holders of any such mortgages or deeds of trust, or the lessors under such ground or master leases (such holders and lessors are sometimes collectively referred to herein as "Holders") require in writing that this Lease be superior thereto. Tenant shall, within fifteen (15) days of request to do so by Landlord, execute, acknowledge and deliver to Landlord such further instruments or assurances as Landlord may deem necessary or appropriate to evidence or confirm the subordination or superiority of this Lease to any such Security Instrument.

11.2 Attornment. Tenant covenants and agrees that in the event that any proceedings are brought for the foreclosure of any mortgage or deed of trust, or if any ground or master lease is terminated, it shall attorn, without any deductions or set-offs whatsoever, to the purchaser upon any such foreclosure sale, or to the lessor of such ground or master lease, as the case may be, if so requested to do so by such purchaser or lessor, and to recognize such purchaser or lessor as "Landlord" under this Lease. In the event that the holder of any such mortgage or deed of trust becomes the "Landlord" under this Lease, such holder shall not be liable for any act or omission of Landlord which occurred prior to such holder's acquisition of title.

12. **Rules and Regulations and Signage.** Tenant shall comply, and shall cause each Tenant Party to comply, with the Rules and Regulations of the Project which are attached hereto as **Exhibit E** and the signage criteria which are attached hereto as **Exhibit C**, and all such nondiscriminatory modifications, additions, deletions and amendments thereto as Landlord shall adopt in good faith from time to time.

13. **Condemnation.** If the entire Project or Premises are taken by right of eminent domain or conveyed by Landlord in lieu thereof (a "Taking"), this Lease shall terminate as of the date of the Taking. If any material portion, but less than all of the Premises or the Building, become subject to a Taking and such Taking will render the Premises untenable for a period of more than one hundred eighty (180) days, then Tenant may terminate this Lease as of the date of such Taking by giving written notice to Landlord within thirty (30) days after the Taking, and all Rent paid or payable hereunder shall be apportioned between Landlord and Tenant as of the date of such Taking. If any material portion, but less than all, of the Project, Building or the Premises becomes subject to a Taking, or if Landlord is required to pay any of the proceeds received for a Taking to any Holder of any Security Instrument, then Landlord may terminate this Lease by delivering written notice thereof to Tenant within thirty (30) days after such Taking, and all Rent paid or payable hereunder shall be apportioned between Landlord and Tenant as of the date of such Taking. If this Lease is not so terminated, then Base Rent thereafter payable hereunder shall be abated for the duration of the Taking in proportion to that portion of the Premises rendered untenable by such Taking. If any Taking occurs, then Landlord shall receive the entire award or other compensation for the land on which the Project is situated, the Project, and other improvements taken, and Tenant may separately pursue a claim (to the extent it will not reduce Landlord's award).

14. **Fire or Other Casualty.**

14.1 **Repair Estimate; Right to Terminate.** If all or any portion of the Premises or the Project is damaged by fire or other casualty (a "Casualty"), Landlord shall, within ninety (90) days after Landlord's discovery of such damage, deliver to Tenant its good faith estimate (the "Damage Notice") of the time period following such notice needed to repair the damage caused by such Casualty. Landlord may elect to terminate this Lease in any case where (a) any portion of the Premises or any material portion of the Project are damaged and (b) either (i) Landlord estimates in good faith that the repair and restoration of such damage under Paragraph 14.2 ("Restoration") cannot reasonably be completed (without the payment of overtime) within two hundred (200) days of Landlord's actual discovery of such damage, (ii) the Holder of any Security Instrument requires the application of any insurance proceeds with respect to such Casualty to be applied to the outstanding balance of the obligation secured by such Security Instrument, (iii) the cost of such Restoration is not fully covered by insurance proceeds available to Landlord and/or payments received by Landlord from tenants, or (iv) Tenant shall be entitled to an abatement of rent under this Paragraph 14 for any period of time in excess of thirty-three percent (33%) of the remainder of the Term.

14.2 **Repair Obligation; Abatement of Rent.** Subject to Paragraph 14.1, Landlord shall, within a reasonable time after the discovery by Landlord of any damage resulting from a Casualty, begin with reasonable diligence to restore the Premises to substantially the same condition as existed immediately before such Casualty, except for modifications required by Regulations and modifications to the Project reasonably deemed desirable by Landlord; provided, however, that Landlord shall not be required as part of the Restoration to repair or replace any of the Alterations, furniture, equipment, fixtures, and other improvements which may have been placed by, or at the request of, Tenant or other occupants in the Premises. Landlord shall have no liability for any inconvenience or annoyance to Tenant or injury to Tenant's business as a result of any Casualty, regardless of the cause therefor. Base Rent shall abate if and to the extent a Casualty damages the Premises and renders them unfit for occupancy, and are not occupied by Tenant.

15. **Parking.** Tenant shall have the right to the nonexclusive use of the parking facilities of the Project for the parking of motor vehicles used by Tenant and Tenant Parties only; such rights are not transferable without Landlord's approval. The use of such parking facilities shall be subject to such rules and regulations as may be adopted by Landlord from time to time for the use of such facilities.

16. **Events of Default.** Each of the following occurrences shall be an "Event of Default" and shall constitute a material default and breach of this Lease by Tenant: (a) any failure by Tenant to pay Rent or any other amount due and payable hereunder when due; (b) the abandonment or vacation of the Premises by Tenant; (c) any failure by Tenant to obtain insurance and/or deliver insurance certificates required under Paragraph 11; (d) any failure by Tenant to execute and deliver any estoppel certificate or other document described in Paragraphs 12 or 21 requested by Landlord, where such failure continues for five (5) days after delivery of written notice of such failure by Landlord to Tenant; (e) any failure by Tenant to fully perform any other obligation of Tenant under this Lease, where such failure continues for thirty (30) days after delivery of written notice of such failure by Landlord to Tenant; (f) the voluntary or involuntary filing of a petition by or against Tenant or any general partner of Tenant or any guarantor (i) in any bankruptcy or other insolvency proceeding, (ii) seeking any relief under any state or federal debtor relief law, or (iii) for the appointment of a liquidator or receiver for all or substantially all of Tenant's property or for Tenant's interest in this Lease; (g) the default, repudiation or revocation of any guarantor of Tenant's obligations hereunder. Any notice of any failure of Tenant required under this Paragraph 16 shall be in lieu of, and not in addition to, any notice required under applicable law.

17. **Remedies.** Upon the occurrence of any Event of Default by Tenant, Landlord shall have, in addition to any other remedies available at law or in equity, the option to pursue any one (1) or more of the following remedies, each and all of which shall be cumulative and nonexclusive, without any notice or demand whatsoever:

(a) Terminate this Lease, and Landlord may recover from Tenant all amounts permitted by law necessary to compensate Landlord for the detriment proximately caused by Tenant's failure to perform its obligations under this Lease (specifically including, without limitation, brokerage commissions and advertising expenses incurred, expenses of remodeling the Premises or any portion thereof for a new tenant, whether for the same or a different use, and any special concessions made to obtain a new tenant);

(b) If Landlord does not elect to terminate this Lease on account of any Event of Default by Tenant, Landlord may, from time to time, without terminating this Lease, enforce all of its rights and remedies under this Lease, including the right to recover all Rent as it becomes due.

(c) Landlord shall at all times have the right to seek any declaratory, injunctive, or other equitable relief, and specifically enforce this Lease, or restrain or enjoin a violation or breach of any provision hereof.

(d) Following the occurrence of two instances of payment of Rent more than ten (10) days late in any twelve (12) month period, the late charge set forth in Paragraph 4 shall apply from the date payment was due and Landlord may require that all remaining monthly installments of Rent payable under this Lease shall be payable by cashier's check or electronic funds transfer two (2) months in advance, and may require that Tenant increase the Security Deposit to an amount equal to two times the current month's Rent at the time of the most recent default. Landlord may cure Tenant's default at the expense of Tenant (A) immediately and without notice in the case (1) of emergency, (2) where such default unreasonably interferes with any other tenant in the Project, or (3) where such default will result in the violation of any Regulation or the cancellation of any insurance policy maintained by Landlord, and (B) in any other case if such default continues for ten (10) days following the receipt by Tenant of notice of such default from Landlord and all costs incurred by Landlord in curing such default(s), including, without limitation, attorneys' fees, shall be reimbursable by Tenant as Rent hereunder upon demand, together with interest thereon, from the date such costs were incurred by Landlord, at the Default Rate.

18. **Surrender of Premises.** No agreement to accept a surrender of the Premises shall be valid unless it is in writing and signed by Landlord. At the expiration or earlier termination of this Lease, Tenant shall deliver to Landlord all keys to the Premises, and Tenant shall deliver to Landlord the Premises in the same condition as existed on the date Tenant originally took possession thereof, ordinary wear and tear excepted. In addition, prior to the expiration of the Term or any sooner termination thereof, (a) Tenant shall remove such Alterations as Landlord shall request (even if installed with Landlord's consent) and shall restore the portion of the Premises affected by such Alterations and such removal to its condition existing immediately prior to the making of such Alterations, (b) Tenant shall remove from the Premises all unattached trade fixtures, furniture, equipment and personal property located in the Premises, including, without limitation, phone equipment, wiring, cabling and all garbage, waste and debris, and (c) Tenant shall repair all damage to the Premises or the Project caused by any such removal including, without limitation, full restoration of all holes and gaps resulting from any such removal and repainting required thereby. All personal property and fixtures of Tenant not so removed shall, to the extent permitted under applicable Regulations, be deemed to have been abandoned by Tenant and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Landlord without notice to Tenant and without any obligation to account for such items.

19. **Holding Over.** If Tenant holds over after the expiration or earlier termination of the Term hereof, with or without the express or implied consent of Landlord, Tenant shall be only a month-to-month tenant and otherwise upon the terms, covenants and conditions herein specified. Unless Tenant obtains Landlord's express written consent to the holdover, Tenant's Base Rent shall be at a rate equal to one hundred fifty percent (150%) of the monthly installment of Base Rent payable by Tenant immediately prior to such expiration or termination. If Tenant obtains Landlord's express written consent to the holdover, Tenant's Base Rent shall remain the same as it was immediately prior to such expiration or termination.

20. **Substitution or Demolition.**

20.1 **Substitution.** Upon at least sixty (60) days prior written notice, Landlord may relocate Tenant within the Project (or to any other facility owned by Landlord or an affiliate of Landlord within the vicinity of the Project) to substitute space. As used herein, "substitute space" means space containing square footage which is not more than 15 percent greater or lesser than the approximate square footage of the Premises set forth in the Basic Lease Information and which is comparable in utility and condition to the Premises. If Landlord exercises this right to relocate Tenant, Landlord shall reimburse Tenant for (a) Tenant's reasonable out-of-pocket expenses for moving Tenant's furniture, equipment and supplies from the Premises to the substitute space; (b) the cost of installing leasehold improvements in the substitute space comparable to those in the Premises; (c) reprinting Tenant's stationery of the same quality and quantity as Tenant's stationery supply on hand immediately before Landlord's exercise of this relocation right. In the event Tenant is relocated pursuant to this Section 20, Tenant shall surrender the Premises to Landlord in accordance with all terms and conditions of this Lease prior to the termination of the 60-day period and shall promptly upon Landlord's request execute an amendment to this Lease which shall designate the substitute space as the "Premises" subject to this Lease and adjust the Base Rent and Additional Rent to reflect any increase or decrease in the floor area of the substitute space or, if Tenant is relocated outside the Project, to execute a new lease in substantially the same form as the existing Lease with the affiliate of Landlord.

20.2 **Demolition.** Landlord shall have the right to terminate this Lease in the event Landlord elects to demolish 75 percent or more of the total floor area in the building containing the Premises. In such event, Landlord shall give Tenant a notice of termination at least 180 days prior to the effective date of such termination and shall pay Tenant, on the termination date, the cost (less depreciation) of Tenant's fixtures (other than removable trade fixtures) and of leasehold improvements installed in the Premises at Tenant's expense. For the purposes of this provision, depreciation of Tenant's fixtures and leasehold improvements shall be calculated on a straight-line basis over the Term of this Lease (exclusive of any permitted extensions of the Term). Upon payment to Tenant of the amount specified in this paragraph and any prepaid Rent or security deposit, Landlord shall be relieved of all further liability to Tenant hereunder and the Lease shall terminate as of the effective date of such termination except for the rights and obligations accrued as of the date of such termination.

21. **Miscellaneous.**

21.1 **Landlord Transfers and Liability.** Landlord may, without restriction, sell, assign or transfer in any manner all or any portion of the Project, any interest therein or any of Landlord's rights under this Lease and then Landlord shall automatically be released from any further obligations hereunder. The liability of Landlord to Tenant for any default by Landlord under the terms of this Lease or with respect to any obligation or liability related to the Premises or the Project shall be recoverable only from the interest of Landlord in the Project, and neither Landlord nor any affiliate thereof shall have any personal liability with respect thereto and in no case shall Landlord be liable to Tenant for any lost profits, damage to business, or any form of special, indirect or consequential damage on account of any breach of

this Lease. In the event that the holder of a mortgage or deed of trust becomes the "Landlord" under this Lease, such holder shall not be liable for any act or omission of Landlord which occurred prior to such holder's acquisition of title.

21.2 **Estoppel Certificates; Financial Statements.** At any time and from time to time during the Term, Tenant shall, without charge, execute, acknowledge and deliver to Landlord within ten (10) days after Landlord's request therefor, an estoppel certificate in recordable form containing such factual certifications and other provisions as are commonly found in the estoppel certificate forms requested by institutional lenders and purchasers.

21.3 **Notices.** Notices, consents, etc. desired or required to be given under this Lease shall be effective only if given in writing and sent by (a) registered or certified United States mail, postage prepaid, (b) nationally recognized express mail courier that provides written evidence of delivery, fees prepaid, or (c) facsimile and United States mail, postage prepaid, and addressed as set forth in the Basic Lease Information, or at such other address as may be specified from time to time, in writing, or, if to Tenant, at the Premises. Any such notice, consent, etc. shall be deemed given (i) if sent by mail, on the day it is officially delivered to or refused by the intended recipient, (ii) if sent by courier, on the date it is officially recorded by such courier, (iii) if delivered by facsimile, on the date the sender obtains written telephonic confirmation that the electronic transmission was received, or (iv) if delivered personally, upon delivery or, if refused by the intended recipient, upon attempted delivery.

21.4 **Payment by Tenant; Non-Waiver.** Landlord's acceptance of Rent following an Event of Default shall not waive Landlord's rights regarding such Event of Default. No waiver by Landlord of any violation or breach of any of the terms contained herein shall waive Landlord's rights regarding any future violation of such terms. Landlord's acceptance of any partial payment of Rent shall not waive Landlord's rights with regard to the remaining portion of the Rent that is due, regardless of any endorsement or other statement on any instrument delivered in payment of Rent or any writing delivered in connection therewith; accordingly, Landlord's acceptance of a partial payment of Rent shall not constitute an accord and satisfaction of the full amount of the Rent that is due.

21.5 **Certain Rights Reserved by Landlord.** Landlord hereby reserves and shall have the following rights with respect to the Premises and the Project: (a) to make inspections, repairs, or improvements, whether structural or otherwise, in and about the Premises or any part thereof; and (b) to enter the Premises at reasonable hours (or at any time in an emergency) to perform repairs, to take any action authorized hereunder, or to show the Premises to prospective purchasers or lenders, or, during the last six (6) months of the Term, prospective tenants.

21.6 **Miscellaneous.** If any clause or provision of this Lease is illegal, invalid, or unenforceable under present or future laws, then the remainder of this Lease shall not be affected thereby. This Lease may not be amended except by instrument in writing signed by Landlord and Tenant. No provision of this Lease shall be deemed to have been waived by Landlord unless such waiver is in writing signed by Landlord. The terms and conditions contained in this Lease shall inure to the benefit of and be binding upon the parties hereto, and upon their respective successors in interest and legal representatives, except as otherwise herein expressly provided. This Lease constitutes the entire agreement between Landlord and Tenant regarding the subject matter hereof and supersedes all oral statements and prior writings relating thereto. Tenant and the person or persons signing on behalf of Tenant represent and warrant that Tenant has full right and authority to enter into this Lease, and that all persons signing this Lease on its behalf are authorized to do so. If Tenant is comprised of more than one party, each such party shall be jointly and severally liable for Tenant's obligations under this Lease. All exhibits and attachments attached hereto are incorporated herein by this reference. This Lease shall be governed by and construed in accordance with the laws of the jurisdiction where the Project is located. In any action which Landlord or Tenant brings to enforce its respective rights hereunder, the unsuccessful party shall pay all costs incurred by the prevailing party, including without limitation, reasonable attorneys' fees and court costs. Tenant shall not record this Lease or any memorandum hereof. **TO THE MAXIMUM EXTENT PERMITTED BY LAW, LANDLORD AND TENANT EACH WAIVE RIGHT TO TRIAL BY JURY IN ANY LITIGATION ARISING OUT OF OR WITH RESPECT TO THIS LEASE.** This Lease may be executed in any number of counterparts, each of which shall be deemed an original. Time is of the essence as to the performance of each covenant hereunder in which time of performance is a factor.

22. **No Broker.** Landlord and Tenant each warrant that they have dealt with no real estate broker in connection with this transaction with the exception of the brokers, if any, named in Exhibit F. Landlord and Tenant each agree to hold each other harmless from and against any and all damages, costs and expenses resulting from any claim(s) for a brokerage commission or finder's fee that may be asserted against either of them by any broker or finder with whom the other has dealt.

23. **Further provisions, if any, are contained in Exhibit F, attached hereto.**

Submission of this Lease to Tenant does not constitute an option or offer to lease and this Lease is not effective otherwise until execution and delivery by both Landlord and Tenant.

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EXHIBIT A

LOCATION ONE BUSINESS PARK

SITE ADDRESS:
4080 WEST DESERT INN ROAD
3111 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89132

PARCEL NUMBER:
15207502013

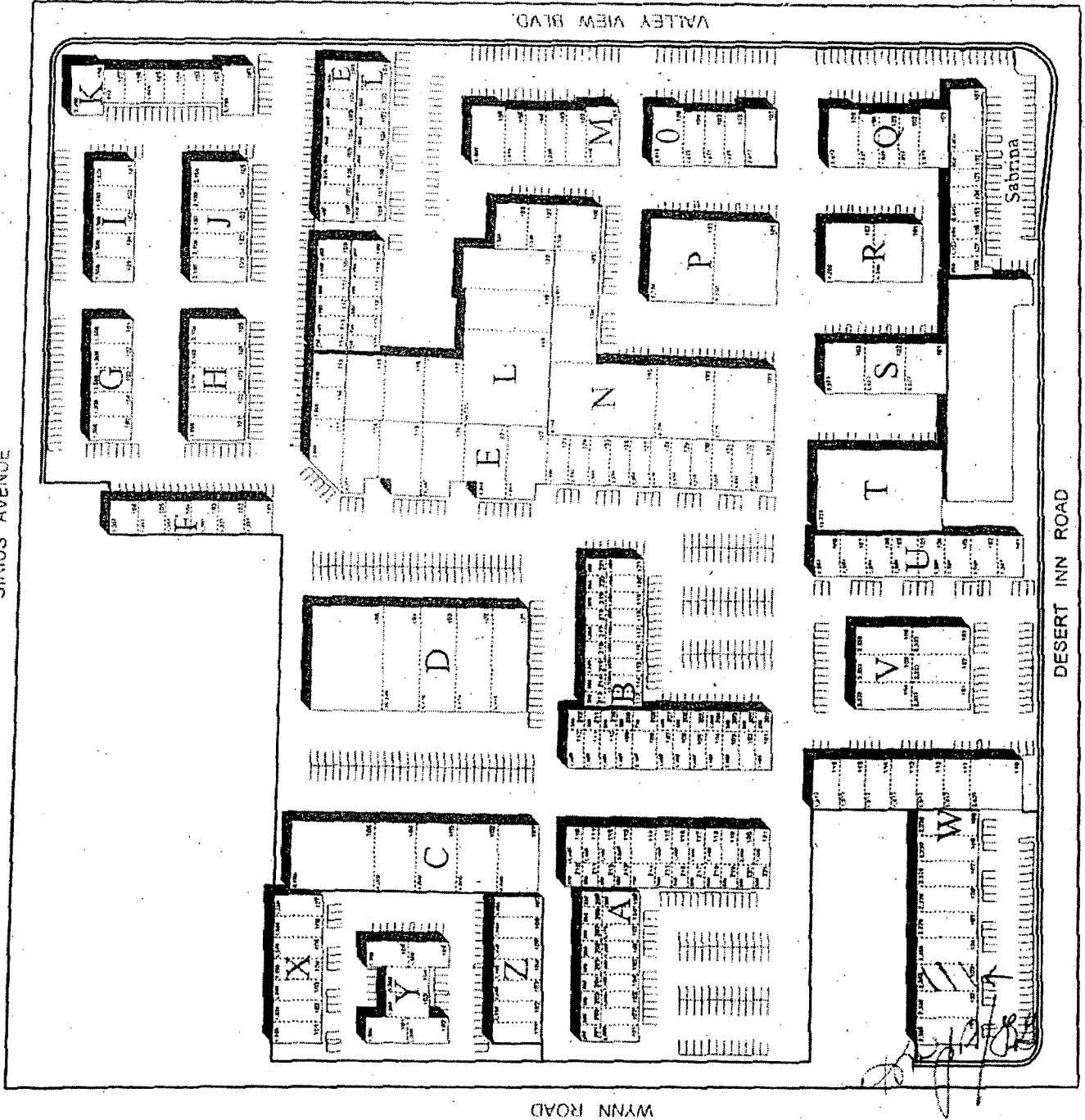
PARCEL MAP FILE:
#10, PG. 23

Y21 R51 SECTION 7

ZONE: M-1



SIRIUS AVENUE



WYNN ROAD

DESERT INN ROAD

VALLEY VIEW BLVD.

EXHIBIT B
INSURANCE

Tenant's Insurance. Tenant shall, at Tenant's sole cost and expense, procure and keep in effect from the date of this Lease (or earlier authorized occupancy) and at all times until the end of the Term, the following insurance coverage:

1. **Property Insurance.** Insurance on all personal property and fixtures of Tenant and all improvements made by or for Tenant to the Premises on an "All Risk" or "Special Form" basis, for the full replacement value of such property.
2. **Liability Insurance.** Commercial General Liability Insurance written on an ISO CG 00 01 10 93 or equivalent form, on an occurrence basis, with a per occurrence limit of at least \$1,000,000, and a minimum general aggregate limit of at least \$2,000,000, covering bodily injury and property damage liability occurring in or about the Premises or arising out of the use and occupancy of the Premises and/or the Project by Tenant or any Tenant Party. Such insurance shall include contractual liability coverage insuring Tenant's indemnity obligations under this Lease, and shall be endorsed to name Landlord, any Holder of a Security Instrument and any other party specified by Landlord as an additional insured with regard to liability arising out of the ownership, maintenance or use of the Premises.
3. **Worker's Compensation and Employer's Liability Insurance.** (a) Worker's Compensation Insurance as required by any Regulation, and (b) Employer's Liability Insurance in amounts not less than \$1,000,000 each accident for bodily injury by accident and for bodily injury by disease, and for each employee for bodily injury by disease.
4. **Commercial Auto Liability Insurance.** Commercial auto liability insurance with a combined limit of not less than One Million Dollars (\$1,000,000) for bodily injury and property damage for each accident. Such insurance shall cover liability relating to any auto (including owned, hired and non-owned autos).
5. **Alterations Requirements.** In the event Tenant shall desire to perform any Alterations, Tenant shall deliver to Landlord, prior to commencing such Alterations (i) evidence satisfactory to Landlord that Tenant carries "Builder's Risk" insurance covering construction of such Alterations in an amount and form approved by Landlord, (ii) such other insurance as Landlord shall reasonably require, and (iii) a lien and completion bond or other security in form and amount satisfactory to Landlord.
6. **General Insurance Requirements.** All coverages described in this Exhibit B shall be endorsed to (i) provide Landlord with thirty (30) days' notice of cancellation or change in terms; and (ii) be primary and non-contributing with Landlord's insurance. The property insurance coverage required of Tenant shall be endorsed to waive all rights of subrogation by the insurance carrier against Landlord or shall otherwise state that the carrier shall be so bound by Tenant's waiver of the carrier's right of subrogation. If at any time during the Term the amount or coverage of insurance which Tenant is required to carry under this Exhibit B is, in Landlord's reasonable judgment, materially less than the amount or type of insurance coverage typically carried by owners or tenants of properties located in the general area in which the Premises are located which are similar to and operated for similar purposes as the Premises or if Tenant's use of the Premises should change with or without Landlord's consent, Landlord shall have the right to require Tenant to increase the amount or change the types of insurance coverage required under this Exhibit B. All insurance policies required to be carried by Tenant under this Lease shall be written by companies rated AX or better in "Best's Insurance Guide" and authorized to do business in the State of Nevada. Deductible amounts under all insurance policies required to be carried by Tenant under this Lease shall not exceed \$50,000 per occurrence. Tenant shall deliver to Landlord on or before the Term Commencement Date, and thereafter at least thirty (30) days before the expiration dates of the expired policies, certified copies of Tenant's insurance policies, or a certificate evidencing the same issued by the insurer thereunder, and, if Tenant shall fail to procure such insurance, or to deliver such policies or certificates, Landlord may, at Landlord's option and in addition to Landlord's other remedies in the event of a default by Tenant under the Lease, procure the same for the account of Tenant, and the cost thereof (with interest thereon at the Default Rate) shall be paid to Landlord as Additional Rent.

Landlord's Insurance. All insurance maintained by Landlord shall be for the sole benefit of Landlord and under Landlord's sole control.

1. **Property Insurance.** Landlord agrees to maintain property insurance insuring the Building against damage or destruction due to risk including fire, vandalism, and malicious mischief in an amount not less than the replacement cost thereof, in the form and with deductibles and endorsements as selected by Landlord. At its election, Landlord may instead (but shall have no obligation to) obtain "All Risk" coverage, and may also obtain earthquake, pollution, and/or flood insurance in amounts selected by Landlord.
2. **Optional Insurance.** Landlord, at Landlord's option, may also (but shall have no obligation to) carry (i) insurance against loss of rent, in an amount equal to the amount of Base Rent and Additional Rent that Landlord could be required to abate to all Project tenants in the event of condemnation or casualty damage for a period of twelve (12) months; and (ii) liability insurance and such other insurance as Landlord may deem prudent or advisable, including, without limitation, liability insurance in such amounts and on such terms as Landlord shall determine. Landlord shall not be obligated to insure, and shall have no responsibility whatsoever for any damage to, any furniture, machinery, goods, inventory or supplies, or other personal property or fixtures which Tenant may keep or maintain in the Premises, or any leasehold improvements, additions or alterations within the Premises.

EXHIBIT C

SIGN CRITERIA

1. Purpose. These Sign Criteria have been established for the purpose of maintaining a consistent overall appearance of the Project and shall be strictly enforced.
2. Signage. As used herein, Signage shall mean any signs, advertising placards, banners, pennants, names, insignias, trademarks, balloons, flags, decals or other decorative or descriptive material installed on the Project.
3. Tenant Responsibility. Tenant, at its sole expense, shall be responsible for any Signage it requires at the Premises, including conforming with these Sign Criteria and all applicable laws, obtaining required permits, installing, maintaining and removing such Signage, as well as restoring the Premises to Landlord's satisfaction after such Signage is removed.
4. Approved Contractor. Tenant shall contract with a professionally licensed sign company approved by Landlord for the design, fabrication and installation of Tenant's Signage.
5. Landlord Approval Required. Tenant shall obtain Landlord's written approval prior to the installation or removal of any Signage on the Premises. Prior to Tenant's Signage installation, Tenant shall submit to Landlord for its review and approval, a scaled drawing of Tenant's proposed Signage including colors, construction details, method of attachment, electrical loads and electrical plans. Any sign installed without the prior approval of Landlord will be brought into conformity or removed at Tenant's expense.
6. Permitted Signage. Tenant shall be permitted Identification Signage at Tenant's main entrance displaying Tenant's business name, type of business and/or logo only. Tenant shall also be permitted Information Signage at Tenant's main entrance displaying Tenant's hours of operation and such other information approved by Landlord. Landlord shall designate the specific location of Tenant's Signage.
7. Sign Specifications. All Tenant Signage shall comply with these Sign Criteria and the Sign Specifications attached hereto as Exhibit C-1.
8. Installation. Tenant shall notify Landlord prior to the installation of any Signage. Tenant or its contractor shall repair any damage to any property caused by such installation work.
9. Maintenance. Tenant shall be solely responsible for the proper maintenance of its Signage, including illumination. Landlord may repair or maintain Tenant's Signage, at Tenant's expense, if Tenant has not commenced required maintenance of its signage within ten days after receipt of written notice from Landlord informing Tenant of such required repairs or maintenance.
10. Removal. Tenant shall remove all of its Signage upon the expiration or early termination of the Lease. Tenant shall notify Landlord prior to such removal. Landlord, at Tenant's expense, shall repair any damage to the building required as a result of Tenant's sign removal.
11. Interior Signage. Except as provided herein, no signs visible from the exterior of the Premises shall be permitted in the interior of the Premises without Landlord's consent.
12. Vehicle Signs. Without restricting Tenant's right to park its delivery or other vehicles used in the normal course of business on the Project, no signs may be affixed to any vehicles or trailers parked on the Project that advertise promotions or direct customers to the Premises.
13. Prohibited Signs. Signs consisting of moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited. Off-premise signs or any sign installed for the purpose of advertising a product, event, person, or subject not related to the premises upon which said sign is located are prohibited, without written consent of the Landlord.
14. No Exceptions. Except as provided herein, no Signage shall be affixed, without Landlord's prior approval, anywhere on the Project, including but not limited to on the glass, in the window area or on the exterior walls of the building, landscaping areas, sidewalks or the driveways or parking areas of the Project.
15. Changes. These Sign Criteria are subject to change by Landlord. In the event Landlord changes the Sign Criteria for the Project during the term of this Lease, Landlord may update Tenant's Signage in compliance with the new Sign Criteria provided that any costs associated with such change shall be at Landlord's sole expense.

EXHIBIT C-1 SIGN SPECIFICATIONS

These Sign Specifications for Location One are an attachment to Landlord's Sign Criteria and are incorporated therein.

Identification Signage

1. Tenant's Identification Signage shall only be installed in the area designated by Landlord on the Building.
2. The letter style, wording and logo shall be submitted to Landlord for approval.
3. Tenant shall be responsible for electrical requirements, transformer specifications, conduit locations and other electrical criteria associated with any illuminated sign. There shall be no exposed wiring, conduits or transformers.
4. Tenant's sign panel shall be made of white acrylic material at least 3/16" thick, inserted in the existing metal sign can designated by Landlord. Vinyl letters shall be applied to the acrylic sign panel.

Information Signage

1. Tenant's Information Signage shall only be installed in the area designated by Landlord on the door or storefront of the building at Tenant's main entrance.
2. The letter style and wording shall be submitted to Landlord for approval.
3. Tenant's Information Signage shall consist of vinyl letters not to exceed 2" in height.

* * * * *

Exhibit E Rules and Regulations

Except as otherwise provided in the Multi-Tenant Lease to which this exhibit is attached, the following rules and regulations shall apply:

1. The sidewalk, entries and driveways of the Project shall not be obstructed by Tenant or its agents or used by them for any purpose other than ingress and egress to and from the Premises.
2. Tenant shall not place any objects, including antennas, satellites, outdoor furniture, etc., in the parking areas, landscaped areas or other areas outside of its Premises or on the roof of the Project. No A-frame signs allowed on the Project, the landscaping or the sidewalks.
3. Except for seeing-eye dogs or service animals, no animals, including birds or reptiles, shall be allowed in the offices, halls, corridors or common areas in the Project. Feeding of pigeons is strictly prohibited.
4. Tenant shall not disturb the occupants of the Project or adjoining buildings by the use of any radio or musical instrument or by the making of loud or improper noises including revving and testing of engines, vehicles and car stereo systems.
5. If Tenant desires data or telephone lines or other electric connections or installations in the Premises, Landlord or its agent will direct the electrician as to where and how the wires may be introduced and, without such direction, no boring or cutting of wires will be permitted. Any such installation or connection shall be made at Tenant's expense, with prior written authorization from Landlord.
6. Tenant shall not install or operate any steam or gas engine or boiler or carry on any mechanical business in the Premises except as specifically approved in the Lease. The use of oil, gas or flammable liquids for heating, lighting or any other purpose is expressly prohibited. Explosives or other articles deemed extra hazardous shall not be brought into the Project. Tenant cannot under any circumstances spray paint objects inside of or outside of leased Premises, unless using a certified paint booth.
7. Parking any type of recreational vehicles is specifically prohibited on or about the Project. No vehicle of any type shall be stored in the parking areas at any time. In the event a vehicle is disabled, improperly or illegally parked, or the vehicle is without a current license plate and tag, it shall be towed within 24 hours at the Tenant's expense. There shall be no "For Sale" or other advertising signs on or about any parked vehicle. All vehicles shall be parked in designated parking areas in conformity with all signs and other markings and cannot take more than one designated parking space. All parking will be open parking; numbering or lettering of individual spaces will not be permitted except as specified by Landlord. The parking lot cannot be used for the testing of vehicles, motorcycles, choppers, ATVs, motor scooters and pocket bikes, etc.
8. Tenant shall maintain the Premises free from rodents, insects and other pests. Interior extermination/spraying are the Tenant's responsibility.
9. Landlord reserves the right to exclude or expel from the Project any person who, in Landlord's judgment, is intoxicated or under the influence of liquor or drugs or who shall in any manner do any act in violation of the Rules and Regulations of the Project.
10. a. Tenant agrees that all Tenants' trash and rubbish shall be deposited in receptacles and that Tenant shall not cause or permit any trash receptacles to remain outside the building. Tenant cannot use on-site compactor/dumpsters for the disposal of any manufacturing materials and by-products, landscaping refuse, glass panes, etc., or for excessive amounts of any type of refuse. The compactor/dumpsters are for ordinary office refuse only. All boxes and pallets must be crushed or broken down before placing them into the compactor. All movable trash receptacles provided by the trash disposal firm for the Premises must be kept in the trash enclosure areas, if any, provided for that purpose. In the event Landlord provides or designates trash receptacles, Tenant agrees, at its own cost and expense, to cause such receptacles to be emptied and trash removed. Tenant agrees to bag trash before depositing it in the authorized trash area. Landlord reserves the right to contract for trash removal and bill Tenant for said service.

b. Tenant shall not cause any unnecessary labor by reason of Tenant's carelessness or indifference in the preservation of good order and cleanliness. Landlord shall not be responsible to Tenant for any loss of property on the Premises, however occurring, or for any damage done to the effects of Tenant by the janitors or any other employee or person.

11. Tenant shall give Landlord prompt notice of any defects in the water, lawn sprinkler, sewage, gas pipes, exterior electrical lights and fixtures, heating apparatus or any other service equipment affecting the Premises. Any damages caused by lack of notice by Tenant to Landlord will be the responsibility of the Tenant.
12. Tenant shall not permit storage outside the Premises including, without limitation, outside storage of pallets, trucks, trailers and other vehicles or dumping of waste or refuse or permit any harmful materials to be placed in any drainage or sanitary system or trash receptacle in or about the Premises.
13. No auction, public or private, will be permitted on the Premises or the Project. No sidewalk sales allowed.
14. No awnings shall be placed over the windows in the Premises except with the prior written consent of Landlord.
15. The Premises shall not be used for lodging, sleeping or cooking or for any immoral or illegal purposes or for any purpose other than that specified in the Lease.
16. Tenant shall ascertain from Landlord the maximum amount of electrical current that can safely be used in the Premises, taking into account the capacity of the electrical wiring in the Project and the Premises and the needs of other tenants and shall not use more than such safe capacity. Landlord's consent to the installation of electric equipment shall not relieve Tenant from the obligation not to use more electricity than such safe capacity.
17. Tenant assumes full responsibility for protecting the leased Premises from graffiti, theft, robbery and pilferage.
18. Tenant shall not install or operate on the Premises any machinery or mechanical devices of a nature not directly related to Tenant's ordinary use of the Premises and shall keep all such machinery free of vibration, noise and air waves which may be transmitted beyond the Premises.
19. No vehicle washing allowed on Property or Premises unless provided by contracted service that does not use Property water. Exterior Property water is for Landlord only and not for the use of the Tenant, unless permission is given to the Tenant by written notice.
20. No auto/vehicle repair work is to be done anywhere on Property, except the interior of Tenant's Premises, if that is Tenant's business activity as stated in the lease. Tenants who repair customer vehicles as part of their business cannot park such vehicles overnight in the parking lot. They must be stored inside the Tenant's Premises.
21. The maximum speed limit for all vehicles on the property is 20 miles per hour or less, depending on conditions. The Tenant is responsible for compliance of all traffic regulations by it and its employees, vendors, clients and customers.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-15031** APN: 162-08-301-005

Name of Property Owner: 3100 Meade LLC

Name of Applicant: Lucretia G Corral

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: _____

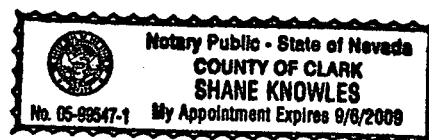
Signature of Property Owner: _____

Print Name: Lucretia G Corral/3100 Meade LLC

Subscribed and sworn before me

This 13 day of June, 2006

Notary Public in and for said County and State



Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change
 Project Address (Location) Meade Ave
 Project Name Champion Vinyl Products Proposed Use Light Fabrication
 Assessor's Parcel #(s) 162-08-201-005 Ward # 1
 General Plan: existing LIR proposed N/A Zoning: existing R-1 proposed CM
 Commercial Square Footage ---- Floor Area Ratio -----
 Gross Acres 0.8 Lots/Units 1 Density -----
 Additional Information -----

PROPERTY OWNER 3100 Meade LLC Contact Jason Randall
 Address 3100 Meade Ave Phone: (702) 326-3580 Fax: (702) 643-9494
 City Las Vegas State NV Zip 89102

APPLICANT 3100 Meade, LLC Contact Lucretia Corral
 Address 3100 Meade Avenue Phone: 505-1414 Fax: 634-9494
 City Las Vegas State NV Zip 89102

REPRESENTATIVE Kummer Kaempfer Bonner Renshaw & Ferrario Contact Robert Gronauer
 Address 3800 Howard Hughes Pkwy., Seventh Floor Phone: 792-7000 Fax: 796-7181
 City Las Vegas State NV Zip 89109

FOR DEPARTMENT USE ONLY

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 Lucretia G Corral

Subscribed and sworn before me

This 13 day of June, 20 06

[Signature]

Notary Public in and for said County and State

Case #	<u>20N-15031</u>
Meeting Date:	<u>8/24/06</u>
Total Fee:	<u>1000-</u>
Date Received:*	<u>8/11/06</u>
Received By:	<u>[Signature]</u>

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



Justification Letter



Separator Sheet

KUMMER**KAEMPFER****KUMMER KAEMPFER BONNER RENSHAW & FERRARIO****ATTORNEYS AT LAW**

WWW.KKBRF.COM

LAS VEGAS OFFICE

info@kkbrf.com

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
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Reno, NV 89502-6000
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129-5074
Tel: 702.693.4260
Fax: 702.939.8457

July 27, 2006

VIA HAND DELIVERY

Mr. Nathan Goldberg
City of Las Vegas
Department of Planning
731 S. 4th Street
Las Vegas, Nevada 89101

Re: *ZON-15031 and SDR-15030*
Champion Vinyl
2990 & 3000 Meade Avenue

Dear Nathan:

Please accept this letter as further clarification as to the type of business that upon approval of the site plan review will be operating from the above-referenced. Champion Vinyl Products ("Champion") is a wholesale fabricator/supplier which specializes in outdoor items such as gazebos, fencing and patio covers. Champion's scope of operations includes the receipt, design, fabrication and assembly of these items utilizing PVC lineals. PVC or poly-vinyl chloride is a plastic material similar to that of PVC pipe. Champion's PVC lineals are prefabricated (extruded) in York, Nebraska and are shipped to the Meade address for final light fabrication and assembly. PVC lineals in their extruded form have similar characteristics to lumber. Champion's fabrication techniques include the cutting, routing and assembly of these profiles into recognizable outdoor items as outlined above. Champion's fabrication equipment includes chop saws, miter saws, table saws and routers.

Champion intends to utilize the property listed above to operate their material supply/fabrication operation. Champion will have an office/administration facility as well as the storage and sales of their fabricated outdoor products.

The office facility is located within an existing structure on the property and is approximately 500 square feet of space which includes a lobby area and one office. The fabrication facility will be located in the same structure and is approximately 3500 square feet of warehouse space. The warehouse will house the fabrication equipment and this is where all fabrication will take place. No fabrication or assembly activity will occur outside of the warehouse space outlined. Minimal activity will occur within the parking areas adjacent to residential dwellings.

Vehicles entering the property for business transactions will have a designated parking area which will be located on the front parcel and is not part of this application and will be screened from view by barrier fencing in all directions. Parking areas located in the rear parcel and adjacent to residential dwellings will be employer or employee owned vehicles only. The area adjacent to the residential



dwelling will be screened from view on all sides by an 8' perimeter barrier. All vehicular traffic will occur during normal business hours of operation. Pedestrian traffic will include Champion staff as well as Champion customers and contacts. The employees of Champion will include office/sales staff as well as fabrication and assembly specialists. Champion currently has six (6) employees. Office staff will operate within the area defined as office/administration and the fabrication staff will operate within the area defined as warehouse. Customer traffic will flow sporadically throughout the day. The entrance to the office is located on the far East end of the structure and enters from the side of the building. This entrance is screened from all adjacent properties by barrier fencing.

No signage is or will be visible from any adjacent residential dwellings.

Champion's hours of operation are Monday thru Friday from 6:00 am to 6:00pm. Champion observes all national holidays and will close their operation during these days.

Noise control will be achieved through various improvements. Current noise levels are minimal considering all fabrication operations are completed within the enclosed warehouse space. Noise control for outdoor activities will be monitored regularly. Champion will construct an 8' perimeter block wall barrier on all adjacent residential property lines. This barrier will be at no cost to the home owners. Additionally, the barrier will provide an extreme improvement in aesthetics, security and noise control. All structures located on the property will be repaired and freshly painted with modern earth color tones. These structures will be maintained on a regular basis to ensure their overall appearance.

Adjacent properties will have a positive impact if this use is approved. In the past, the subject property was utilized for boat and RV storage and there was activity twenty-four hours a day and seven days a week. Champion's operation will consist of much less presence. Champion will be involved in weekly maintenance and management inspections to ensure that the property is operationally safe and secure.

Thank you for your consideration and if you have any questions please do not hesitate to contact Bob Gronauer or me.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW
& FERRARIO



Ann M. Pierce
Land Use/Licensing Administration

AMP/kd



KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kkbrf.com
702.693.4215

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Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

July 11, 2006

VIA HAND DELIVERY

City of Las Vegas
Planning & Development Department
731 So. Fourth Street
Las Vegas, NV 89101

**Re: *Champion Vinyl
Justification Letter – Conforming Zone Change & Site Plan Review
APN: 162-08-201-005***

To Whom It May Concern:

Please be advised this office represents Champion Vinyl (the "Applicant") in the above referenced matter. This application is for a conforming zone change and site plan review on approximately 0.8 acres located near the intersection of Richfield and Milo Way, more specifically known as assessors parcel number 162-08-201-005 (the "Site").

Conforming Zone Change:

The Applicant is requesting a confirming zone change from R-1 to CM. This Site is master planned Light Industrial Research. Consequently, the proposed zone change is consistent with what is contemplated in the area. Further, a zone change on this Site from R-1 to CM provides the ideal transition and buffer between residential and manufacturing uses.

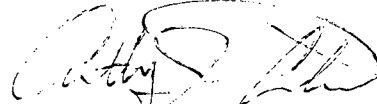
Site Plan Review:

This Site Plan Review is for a light manufacturing business. By way of background, the existing buildings on this Site were approved by a variance (V-149-88) in 1988. The building is approximately 24'-6" and this Site meets all parking and landscape requirements.

Thank you for your kind consideration of this matter. If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Anthony J. Celeste

AJC/dmf

**ZON-15031
08/24/06 PC**



Hansen Sheet



Separator Sheet

Report Date 07/11/2006 05:12 PM

Submitted By

Page 1

A/P # 15031 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	07/11/2006 11:16	983953	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

ZON-15031 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), Ward 1 (Tarkanian).

Parent A/P #

Project # 15031 Project/Phase Name CHAMPION VINYL PRODUCTS Phase #
Size/Area 0.80 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16208201005

Location

Owner/Tenant

Contact ID AC1144152 Name 3100 MEAD L L C Organization
Mailing Address 3100 MEAD AVE State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89102-7892 Evening Phone
Day Phone Mobile #
Fax

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16208201005

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	07/11/2006 11:20
	lukey's family trust ck 242 / ann pierce / 792-7048		

Application Letter – Related Case



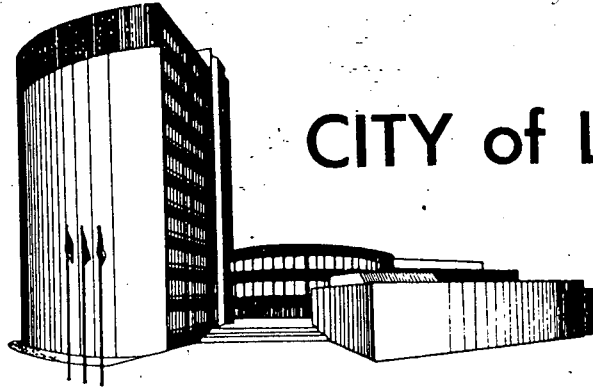
APPLICATION LETTER – RELATED CASE

Separator Sheet

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 4, 1989

Mr. R. Brinton
University of Nevada
Las Vegas Alumni Association
1400 South Decatur Boulevard
Las Vegas, Nevada 89102

RE: V-16-89 - VARIANCE

Dear Mr. Brinton:

The City Council at a regular meeting held April 19, 1989 APPROVED the application of University of Nevada Las Vegas Alumni Association for a Variance to allow a mini-storage facility where such use is not permitted, on property located approximately 280 feet north of Meade Avenue, approximately 1,050 feet west of Rancho Drive, in Zoning District R-1, subject to:

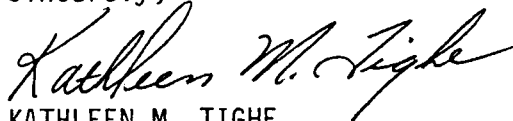
1. No use be permitted in the westerly 230 feet prior to review and approval by the Board of Zoning Adjustment.
2. Install 24 inch boxed evergreen trees 20 feet on center along the north property line as required by the Department of Community Planning and Development.
3. Obtain approval of connection to the Clark County Sanitation District sewer prior to issuance of building permits as required by the Department of Public Works.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of building or grading permits.
5. Construst drainage improvements to accommodate the expected drainage flows along the existing drainage way as required by the Department of Public Works.
6. Aesthetically enhance the building elevations as required by the Department of Community Planning and Development.

ZON-15031
08/24/06 PC



7. All lighting shall be directed away from nearby residential uses with no ray of light shining directly onto any residentially developed property.
8. The hours of operation be limited to 6:00 a.m. through 10:00 p.m.
9. Conformance to the plot plan and elevations.
10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets .
13. Satisfaction of City Code requirements and design standards of all City departments.
14. Approval of the parking and driveway plans by the Traffic Engineer.
15. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
16. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services

ZON-15031
08/24/06 PC

CITY COUNCIL MINUTES
MEETING OF
APRIL 19, 1989

X.

H. VARIANCE - PUBLIC HEARING

2. V-16-89 - University of Nevada, Las Vegas Alumni Association

This request is being submitted to you for final decision on the proposed 47 unit mini-storage facility in an R-1 zone, where such use is not permitted, on a .94 acre parcel that is approximately 67 feet wide and contains a 28 foot wide drainage channel on the north side of this strip of land.

To the east is P-R zoning on a strip of land that is being incorporated into the industrial parcels to the south. There is developed R-1 to the north and to the west is R-MHP zoning. Developed M zoning exists to the south, southwest and southeast.

The applicant intends to utilize most of this property, for the 47 unit mini-storage facility, except for the west 230 feet. The storage units will be approximately 10 feet wide and vary in depth from 25 feet to approximately 30 feet. Access to the site will be from Meade Avenue to the south through the property at 3000 Meade Avenue where a 3 story office building and warehouse are planned for construction. The storage units will be built along the south boundary of the property with access from a 25 foot wide two-way driveway along the north side of the property. A five foot wide landscaped area is planned along the north side of the driveway and the drainage channel will be placed underground. The parking meets the requirements of the Zoning Ordinance.

Staff felt that the use would create an acceptable buffer between the homes and the industrial uses. It would also eliminate the problems related to the drainage channel. The Board of Zoning Adjustment felt this was an appropriate use for this parcel and recommended approval with no use be allowed on the west 230 feet unless approved by the Board of Zoning Adjustment.

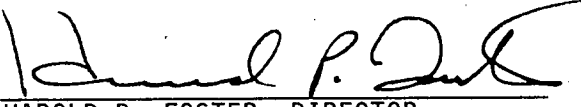
Board of Zoning Adjustment Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

ZON-15031
08/24/06 PC


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		FILE BY: 6/27 MEETING 8/10 PC
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$700 \$300 \$ Total = \$ 1000 ⁰⁰		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: 18 Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized:		
☒	☐	Parking space count and typical dimensions labeled		
☐	☐	#regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: Rolled/Colored Plans:				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	North arrow, scale, and vicinity map		
☐	☐	<i>All</i> property lines and present dimensions labeled		
☐	☐	<i>All</i> required perimeter landscape planters shown		
☐	☐	<i>All</i> required parking lot fingers/islands shown		
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: Rolled/Colored Plans:				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	North, south, east, and west elevations of <i>all</i> buildings		
☐	☐	<i>All</i> building materials and colors noted		
☐	☐	8" x 10" photo of original color and material board		
☐	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: Rolled Plans:				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	<i>All</i> building entrances/exits shown		
☐	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: JASON RANDALL Application Type: REZONING
 APN: 162-08-201-005 Location: 2990 - 3000 MEADE AVE
 Planner: AR Pre-App Meeting Date: 6/13/06 Earliest PC Date: 8/10/06

Conversation Record

Page _____ of _____
Date _____ / _____ / _____
Time _____ : _____ am pm

Project Name

FAX

 **see Meeting Attendance Sheet**

Comments:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-15031

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

CCSD	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd Floor City Hall
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

ZON-15031 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC -
Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: AUGUST 24, 2006

CITY COUNCIL: SEPTEMBER 20, 2006

PLANNING SUPERVISOR: JOHN KORKOSZ



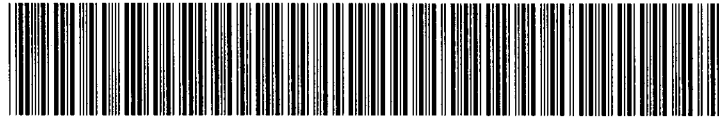
PUBLIC HEARING

Comments Due: JULY 25, 2006

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:

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: August 24, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

ZON-15031

Charleston McNeil NA

Clark Towers Senior Apartments

Clark Towers Senior Apartments II

Glen Heather Estates NA

Las Verdes Heights NA

Quail Estates West HOA

Rancho Oakey NA

Rancho South NA

Richfield NA

Spanish Oaks HOA

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: AUGUST 24, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-15031

APPLICANT/OWNER: 3100 MEADE, LLC - REQUEST FOR A REZONING FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) ON 0.80 ACRES APPROXIMATELY 300 FEET NORTH OF MEADE AVENUE, 980 FEET WEST OF RANCHO DRIVE (APN 162-08-201-005), WARD 1 (TARKANIAN).

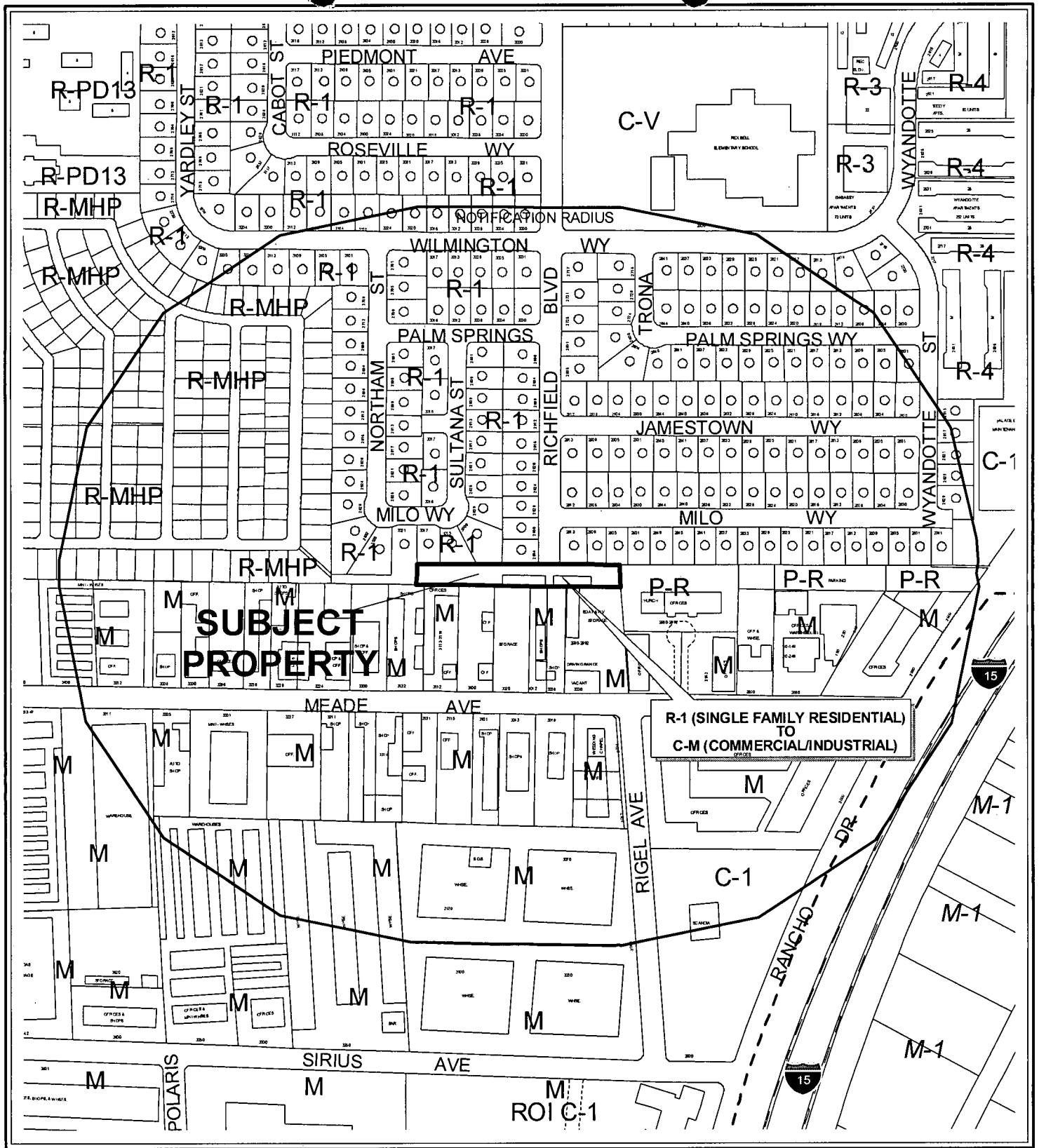
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: ZON-15031

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

January 4, 2007

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: ZON-15031 - REZONING
CITY COUNCIL MEETING OF JANUARY 3, 2007
RELATED TO SDR-15030

Dear Mr. Randall:

The City Council at a regular meeting held January 3, 2007 ACCEPTED THE WITHDRAWAL WITHOUT PREJUDICE of the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005). The Notice of Final Action was filed with the Las Vegas City Clerk on January 4, 2007.

Sincerely,

A handwritten signature in cursive script, reading "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

December 21, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: ZON-15031 - REZONING
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO SDR-15030

Dear Mr. Randall:

The City Council at a regular meeting held December 20, 2006 HELD IN ABEYANCE the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the January 3, 2007 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

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

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





December 7, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: ZON-15031 - REZONING
CITY COUNCIL MEETING OF DECEMBER 6, 2006
RELATED TO SDR-15030

Dear Mr. Randall:

The City Council at a regular meeting held December 6, 2006 HELD IN ABEYANCE the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 20, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Leán Coleman".

Leán Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





November 16, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: ZON-15031 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 15, 2006
RELATED TO SDR-15030

Dear Mr. Randall:

The City Council at a regular meeting held November 15, 2006 HELD IN ABEYANCE the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 6, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Angela Crolli
Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



October 19, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: ZON-15031 - REZONING
CITY COUNCIL MEETING OF OCTOBER 18, 2006
RELATED TO SDR-15030

Dear Mr. Randall:

The City Council at a regular meeting held October 18, 2006 HELD IN ABEYANCE the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the November 15, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





October 6, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

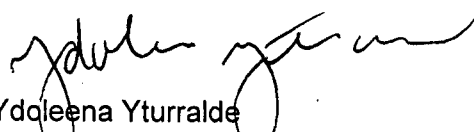
RE: ZON-15031 - REZONING
CITY COUNCIL MEETING OF OCTOBER 4, 2006
RELATED TO SDR-15030

Dear Mr. Randall:

The City Council at a regular meeting held October 4, 2006 HELD IN ABEYANCE the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the October 18, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





September 21, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: ZON-10531 - REZONING
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006
RELATED TO SDR-15030

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 HELD IN ABEYANCE the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the October 4, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes
Parkway, 7th Floor
Las Vegas, Nevada 89109

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

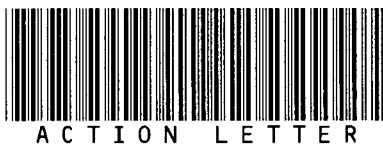
VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 25, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: ZON-15031 - REZONING

Dear Mr. Randall:

Your request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005), Ward 1 (Tarkanian), was considered by the Planning Commission on August 24, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-15030) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

This item will be considered by the City Council on *September 20, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 11, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: ZON-15031 - REZONING

Dear Mr. Randall:

Please be advised the City Planning Commission at its regular meeting on **August 24, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 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 mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Plans (PMT)



Separator Sheet

SITE INFORMATION

ZONING - Las Vegas
 Current Zoning - R-1
 APN: 162-08-201-005
 AREA (Approximate, to be verified)
 Gross Area 34.848 s.f.

Total Building Area	9,100 gfa
F.A.R.	3.82

PARKING

Required
 1,100 gfa
 Total Required

Provided
 HC Required
 HC Provided

SETBACKS

Front
 Side
 Corner

BUILDING

Max Height
 Max Lot Coverage

LANDSCAPING

Min. Zone Depth
 Min. Trees

Required
 10'
 10'
 10'

Provided
 30' - Existing
 43' Min. - Existing
 10' - Existing

Required
 N/A
 N/A

Provided
 24'-0"
 N/A

Required
 8'
 1 per 20'

Provided
 Existing
 1 per 20' - Existing

9 spaces
 9 spaces
 25 spaces
 1 space
 2 spaces

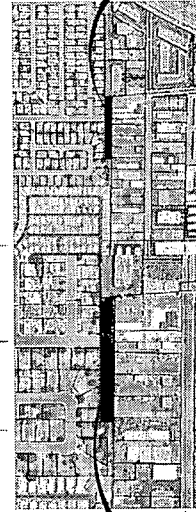
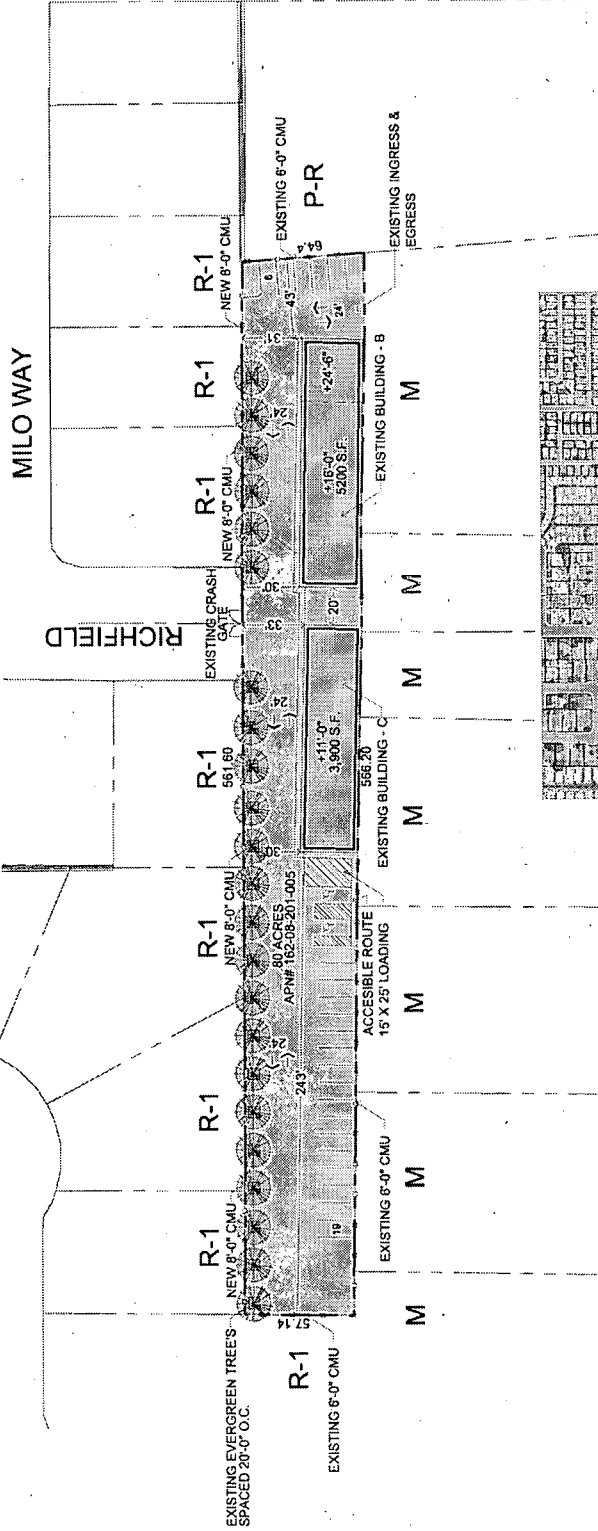
Provided
 30' - Existing
 43' Min. - Existing
 10' - Existing

Required
 10'
 10'
 10'

Provided
 24'-0"
 N/A

Required
 8'
 1 per 20'

Provided
 Existing
 1 per 20' - Existing



Location Map
 Vicinity Map

Fire Turning Radius Typical Parking Spaces



CMU Wall C-C

Conceptual Site Plan - Sheet Title
 MAP-073 - Project Number
 07-08-03 - Date

FRONTLINE GROUP
 MOSBY architecture studio

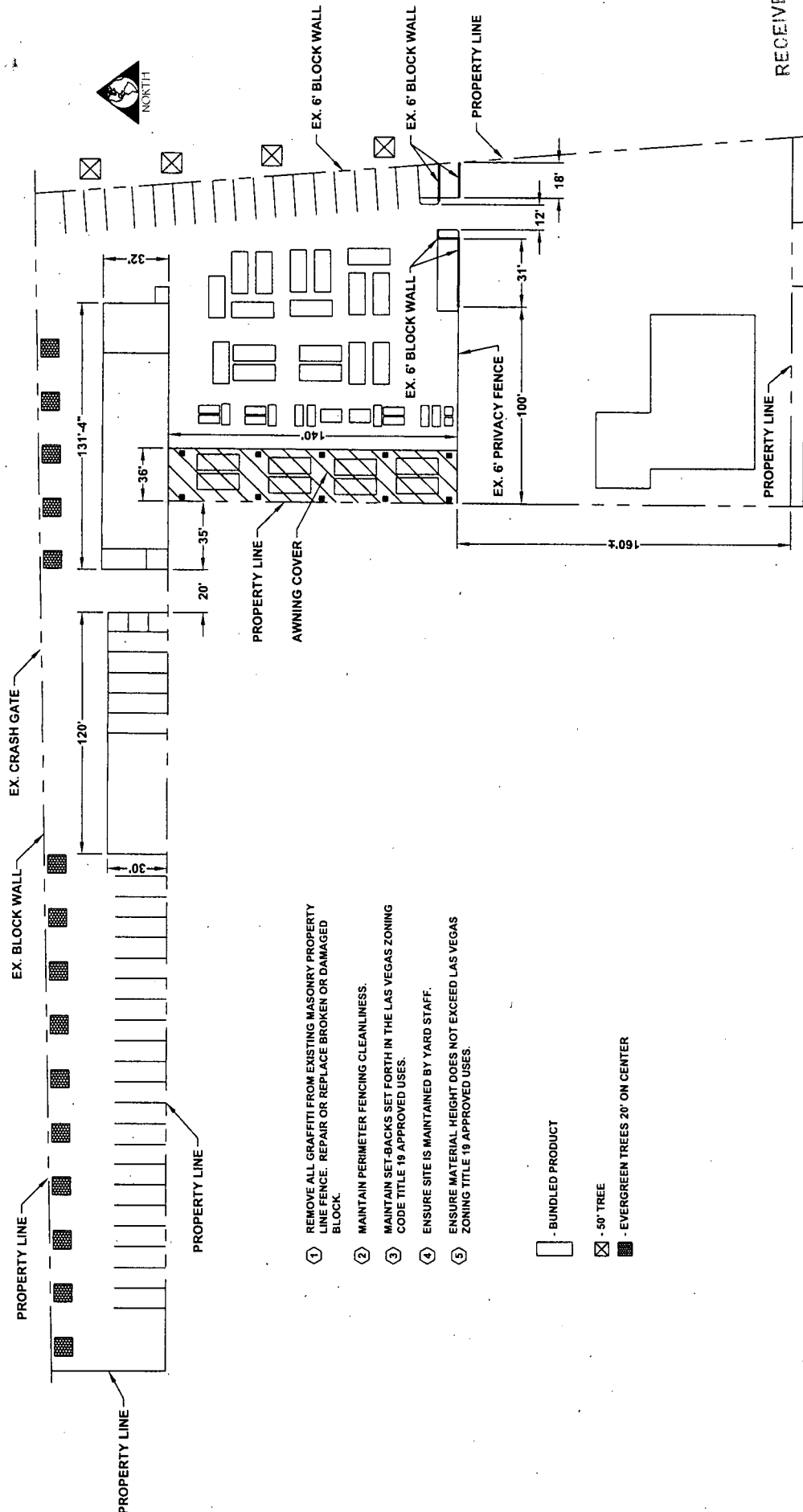


Scale 1:30

RECEIVED
 JUL 11 2006

Champion Vinyl Products
 Las Vegas, NV

ZON-15031
08/24/06 PC



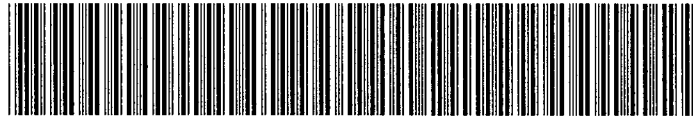
- ① REMOVE ALL GRAFFITI FROM EXISTING MASONRY PROPERTY LINE FENCE. REPAIR OR REPLACE BROKEN OR DAMAGED BLOCK.
- ② MAINTAIN PERIMETER FENCING CLEANLINESS.
- ③ MAINTAIN SET-BACKS SET FORTH IN THE LAS VEGAS ZONING CODE TITLE 19 APPROVED USES.
- ④ ENSURE SITE IS MAINTAINED BY YARD STAFF.
- ⑤ ENSURE MATERIAL HEIGHT DOES NOT EXCEED LAS VEGAS ZONING TITLE 19 APPROVED USES.

- - BUNDLED PRODUCT
- ⊗ - 50' TREE
- - EVERGREEN TREES 20' ON CENTER

RECEIVED
JUL 11 2006

ZON-15031
08/24/06 PC

Affidavit of Sign Posting

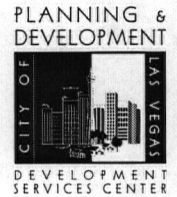


A F F I D A V I T O F S I G N P O S T I N G

Separator Sheet



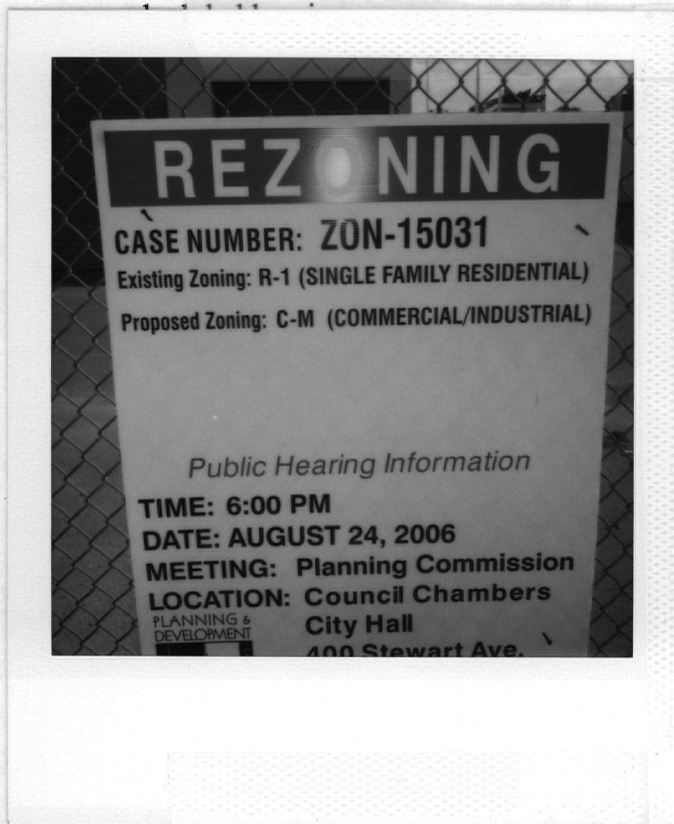
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-15031

MEETING DATE: August 24, 2006

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first



[Signature]
Signature

8-8-6
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

