



June 16, 2016

Mr. Eric M. Wolfson
Wolfson Medical CTR Downtown
6803 West Tropicana Avenue, Suite #100
Las Vegas, Nevada 89103

**RE: EOT-64432 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 15, 2016**

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Wolfson:

The City Council at a regular meeting held on June 15, 2016 **APPROVED** a request for an Extension of Time of an approved Special Use Permit (SUP-55277) FOR A PROPOSED 4,188 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 921 South Las Vegas Boulevard, Suite #100 (APNs 139-34-410-167, 168 and 169), C-2 (General Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This Special Use Permit (SUP-55277) shall expire on October 29, 2017 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-55277) and all other site related actions as required by the Department of Planning and Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2016.

Sincerely,


Thomas A. Ferrigno
Director
Department of Planning

TAP:clb

cc: Mr. John T. Moran
GB Sciences Nevada, LLC
630 South Fourth Street
Las Vegas, Nevada 89145

Mr. John T. Moran
Moran Law Firm, LLC
630 South Fourth Street
Las Vegas, Nevada 89145

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov





June 2, 2016

Mr. Eric M. Wolfson
Wolfson Medical CTR Downtown
6803 West Tropicana Avenue, Suite #100
Las Vegas, Nevada 89103

**RE: EOT-64432 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 15, 2016**

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

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MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Wolfson:

Please be advised the City Council at its regular meeting on *June 15, 2016* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, June 9, 2016* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. John T. Moran
GB Sciences Nevada, LLC
630 South Fourth Street
Las Vegas, Nevada 89145

Mr. John T. Moran
Moran Law Firm, LLC
630 South Fourth Street
Las Vegas, Nevada 89145

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

EOT-64432 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: GB SCIENCES NEVADA, LLC - OWNER: WOLFSON MEDICAL CTR DOWNTOWN - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-55277) FOR A PROPOSED 4,188 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 921 South Las Vegas Boulevard, Suite #100 (APNs 139-34-410-167, 168 and 169), C-2 (General Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **JUNE 15, 2016**

CASE PLANNER: **STEVE GEBEKE**



CONSENT

Comments Due: **MAY 18, 2016**

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) and Steve Gebeke (sgebeke@lasvegasnevada.gov)**. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for Special Use Permit: MME Dispensary
 Project Address (Location) 921 South Las Vegas Boulevard Suite 100 Las Vegas Nevada 89101
 Project Name GB SCIENCES NEVADA LLC Proposed Use Dispensary
 Assessor's Parcel #(s) 139-34-410-167 and 139-34-410-168 Ward # 3
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage 4,188 square feet Floor Area Ratio _____
 Gross Acres .21 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Wolfson Medical CTR Downtown Contact Eric M. Wolfson, D.O.
 Address 6803 W Tropicana Ave, Suite 100 Phone: (702) 452-2525 Fax: _____
 City Las Vegas State Nevada Zip 89103
 E-mail Address _____

APPLICANT GB SCIENCES NEVADA LLC Contact John T. Moran III, Esq.
 Address 630 South 4th Street Phone: (702) 384-8424 Fax: (702) 384-6568
 City Las Vegas State Nevada Zip 89145
 E-mail Address JT3.Moran@moranlawfirm.com

REPRESENTATIVE Moran Law Firm, LLC Contact John T. Moran III, Esq.
 Address 630 South 4th Street Phone: (702) 384-8424 Fax: (702) 384-6568
 City Las Vegas State Nevada Zip 89101
 E-mail Address JT3.Moran@moranlawfirm.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

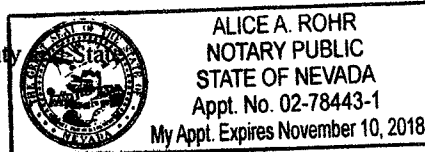
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Eric M. Wolfson

Subscribed and sworn before me

This 25 day of April, 2016.
Alice A. Rohr

Notary Public in and for said County



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-64432</u>
Meeting Date:	<u>4/16/16</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>4-27-16</u>
Received By:	<u>[Signature]</u>

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

Filename: Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64432** APN: 139-34-410-167

Name of Property Owner: WOLFSON MEDICAL CTR DOWNTOWN LLC

Name of Applicant: GB SCIENCES NEVADA LLC

Name of Representative: John T. Moran III, Esq. - Moran Brandon Bendavid Moran

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

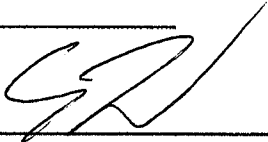
☒ No

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: N/A

Partner(s): N/A N/A

APN: N/A

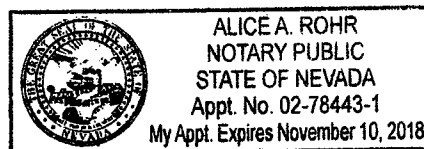
Signature of Property Owner: 

Print Name: Eric M. Wolfson, D.O.

Subscribed and sworn before me

This 25 day of April, 2016

Alice A. Rohr
Notary Public in and for said County and State



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APR 27 2016
Dept of Planning
City of Las Vegas



MORAN BRANDON
BENDAVID MORAN

ATTORNEYS AT LAW

JOHN T. MORAN, JR.
LEW BRANDON, JR.
JEFFERY A. BENDAVID
J.T. MORAN III

ADAM S. DAVIS
JUSTIN W. SMERBER
DAVE M. BROWN
TRAVIS H. DUNSMOOR
MATTHEW B. SIBERT

April 19, 2016

VIA HAND DELIVERY

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: GB SCIENCES NEVADA LLC: EXTENSION OF TIME FOR MME SPECIAL USE PERMIT
Location: 921 South Las Vegas Boulevard, Suite 100, Las Vegas, Nevada 89101

To whom it may concern:

The following justification letter is provided in connection with GB Sciences Nevada LLC's land use application for an extension of time for a medical marijuana dispensary to be located at the above-referenced location. GB Sciences Nevada was previously approved for a dispensary at the South Las Vegas Boulevard location however, the applicant requires an extension of time because the building will not be completed by May 4th, 2016.

The proposed land use will continue to produce an environment of stable and desirable character consistent with the objectives of Title 19 and the Comprehensive Plan due to the area in which it will service. GB Sciences Nevada proposes to operate a medical marijuana dispensary at the subject location consistent with the requirements of Nevada Revised Statutes Chapter 453A. The proposed use is compatible with existing land uses on the same property and on surrounding properties and the subject site is physically suitable for the type and intensity of the use being proposed due to the fact that it is located within a C-2 Zoning District and is in close proximity to neighborhood services, such as public transportation, so that those authorized to use Medical Marijuana will have convenient access to a sufficient supply of Medical Marijuana.

Furthermore, the dispensary still maintains the minimum separation distances from schools and community facilities as evidenced by the certified report submitted by a professional land surveyor licensed in the State of Nevada which is included in this application.

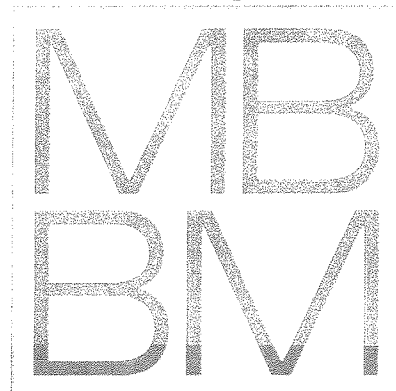
Upon administrative approval of this Extension of Time Application, the applicant shall move forward with completing the on-site improvements. The improvements will ensure both the integrity of the facility's security and enhance the professional appearance of the building while meeting all regulations concerning signage and advertising.

Thank you for your time and attention to this correspondence. Should you have any questions or concerns, please do not hesitate to contact me personally. I remain,

Very truly yours,

John T. Moran III, Esq.
MORAN BRANDON
BENDAVID MORAN

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APR 27 2016
Dept of Planning
City of Las Vegas



EOT-64432



November 3, 2014

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Eric Wolfson
Wolfson Medical Center, Downtown
6803 West Tropicana Avenue, Suite #100
Las Vegas, Nevada 89145

RE: SUP-55277 - SPECIAL USE PERMIT
SPECIAL CITY COUNCIL MEETING OF OCTOBER 29, 2014

Dear Mr. Wolfson:

The City Council at a special meeting held October 29, 2014 APPROVED the request for a Special Use Permit FOR A PROPOSED 4,188 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 921 South Las Vegas Boulevard, Suite #100 (APNs 139-34-410-167, 168 and 169), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 30, 2014. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Medical Marijuana Dispensary use.
2. Conformance to the associated final recommendation of the Downtown Design Review Committee (DDRC) shall be required.
3. No physician or medical person making recommendations for medical marijuana may be located within a dispensary.
4. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.
5. All development shall be in conformance with the site plan date stamped 08/19/14, and building elevations, sign elevations and floor plan date stamped 08/04/14, except as amended by conditions herein. Any modification of the premises of a medical marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction or modifications.

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

VOICE 702.229.6011
TTY 702.386.9108
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Dept of Planning
City of Las Vegas

EOT-64432



Mr. Eric Wolfson
SUP-55277 – Page Two
November 3, 2014

6. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.
7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. The presence of minors on the premises of a medical marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.
11. Approval of this Special Use Permit does not constitute approval of a medical marijuana facility license.
12. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
13. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.
14. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Medical Marijuana Dispensary be removed.
15. All medical marijuana products shall remain in the original manufacturer's configuration intended for off-sale.
16. A Medical Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.
17. Conformance to all regulations pertaining to Medical Marijuana Establishment found within Nevada Revised Statute 453A and Nevada Administrative Code NAC 453A.

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APR 27 2016

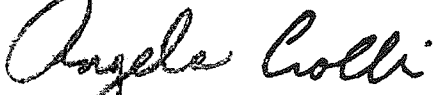
EOT-64432

Dept of Planning
City of Las Vegas

Mr. Eric Wolfson
SUP-55277 – Page Two
November 3, 2014

18. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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

cc: Mr. John T. Moran
GB Sciences Nevada, LLC
630 South Fourth Street
Las Vegas, Nevada 89101

Mr. John T. Moran
Moran Law Firm
630 South Fourth Street
Las Vegas, Nevada 89101

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APR 27 2015

EOT-64432

Dept of Planning
City of Las Vegas

PROJECT LOCATION

APN # 139-34-40-167
 APN # 139-34-40-168
 APN # 139-34-40-169

SITE SUMMARY

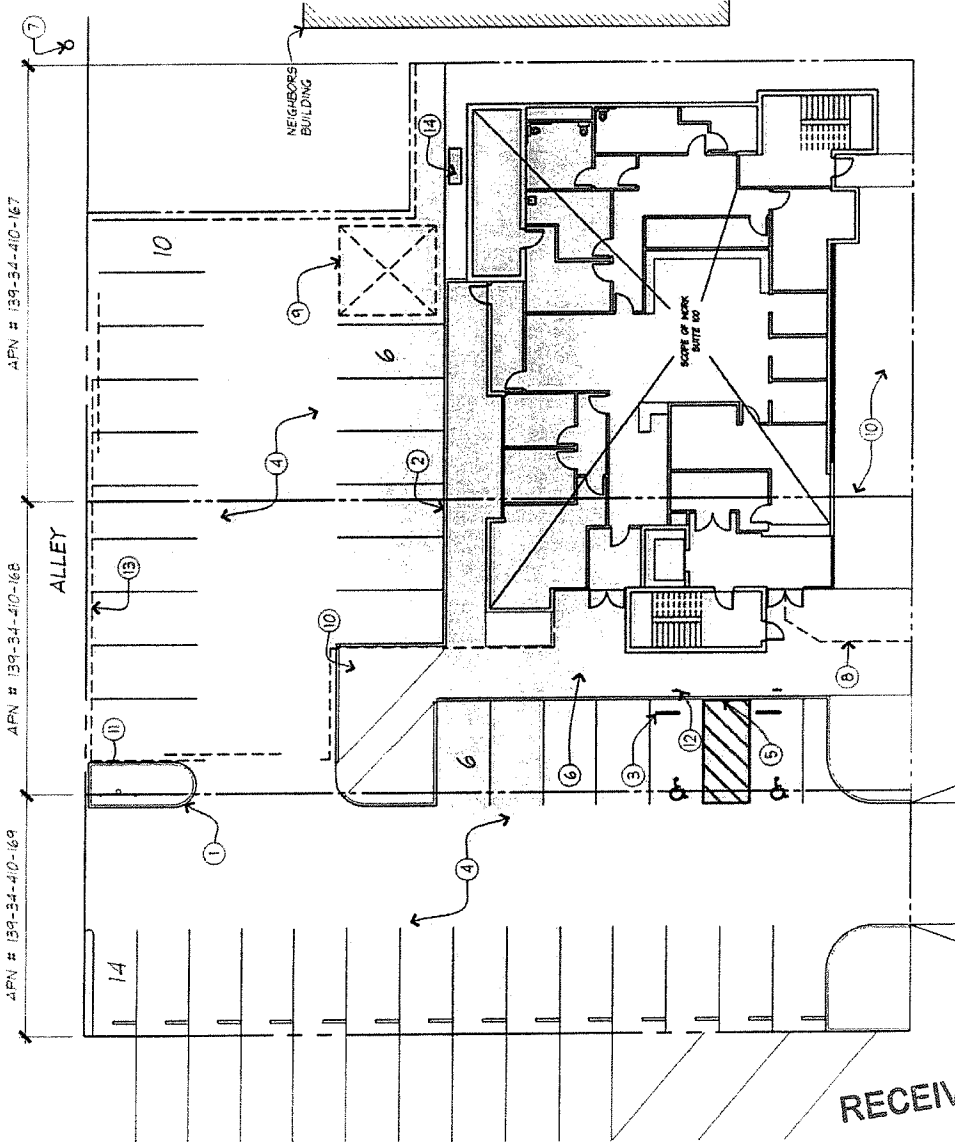
TOTAL SITE AREA
 21,705 SF (0.50 AC.)
 BUILDING SUMMARY
 FLOOR AREA (SCOPE OF WORK)
 SUITE 100 - GB SCIENCES 4,100 SF
 SUITE 200 - OFFICES 4,000 SF

PARKING SUMMARY

PARKING REQUIRED
 REQUIRED PARKING SPACES 4,100 SF / 175 SF 24
 PARKING PROVIDED
 STANDARD (9' x 18') 22
 HANDICAP (15' x 18') 2
 TOTAL PROVIDED 24

SITE KEYNOTES

- 1 CURB AND GUTTER
- 2 CONCRETE CURB
- 3 PRECAST CONCRETE WHEEL STOP
- 4 PAVING
- 5 0' CURB FACE
- 6 CONCRETE WALKWAY
- 7 TRANSFORMER ON POWER POLE
- 8 4'-0" ACCESSIBLE PATHWAY MAX 5% SLOPE IN THE DIRECTION OF TRAVEL & 2% MAX CROSS SLOPE
- 9 TRASH ENCLOSURE
- 10 LANDSCAPE AREAS
- 11 ACCESSIBLE SITE DRIVEWAY ENTRY SIGN
- 12 HANDICAP PARKING SIGN
- 13 CHAIN LINK FENCE
- 14 MAIN ELECTRICAL SERVICE



SOUTH LAS VEGAS BLVD. N

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 Dept of Planning
 City of Las Vegas

VINICITY MAP

SITE PLAN
 0 10 20
 08/18/14

GB SCIENCES

921 S. LAS VEGAS BLVD. STE. 100
 LAS VEGAS, NEVADA 89145

Architect: **C2G**

EOT-64432

AUG 19 2014

City of Las Vegas
 Department of Planning

EOT-64432

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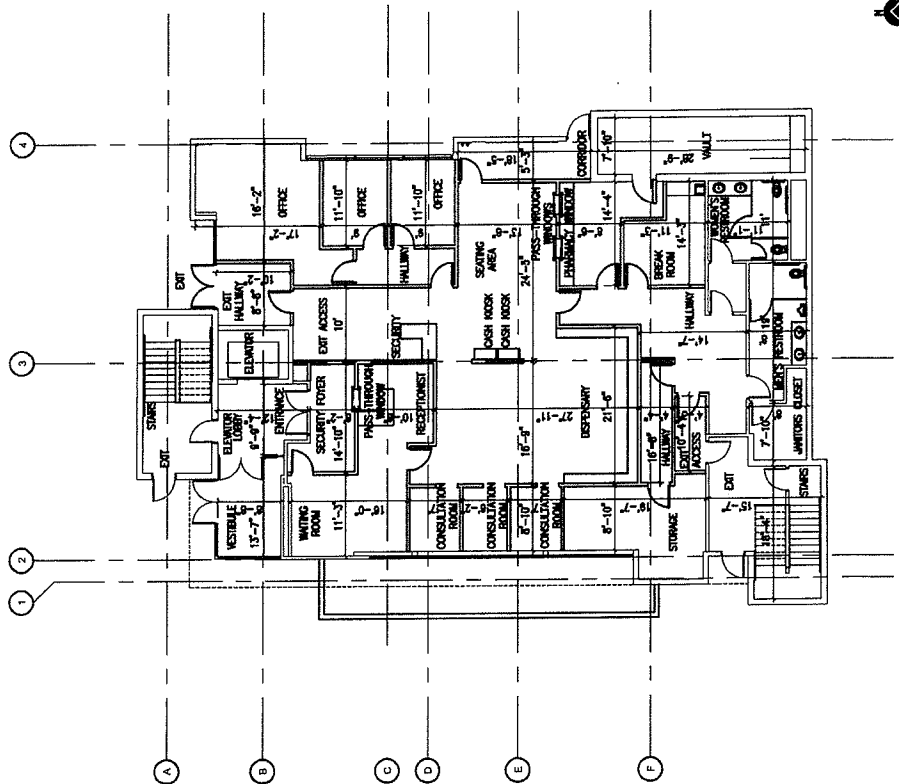
FLOOR PLAN

City of Las Vegas
Department of Planning

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AUG 04 2014

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APR 27 2016
Dept of Planning
City of Las Vegas



TENANT IMPROVEMENT © 921 S. LAS VEGAS BLVD. LAS VEGAS, NEVADA		CONSULTANTS: CIVIL: N/A STRUCT: N/A ELEC: N/A MECH: N/A	
GARY GUY WILSON architectural/engineering/site planning/interior design 1445 West Pecos Lane Las Vegas, Nevada 89115 (702)876-0668 GUY WILSON ARCHITECTS, P.C.		FOR: CB SCIENCES NEVADA 1507 LEO BLVD LAS VEGAS, NV 89101 PROJECT NO. 1507 LEO BLVD ARCHITECT: GUY WILSON DATE: 08/01/14 TITLE: TENANT IMPROVEMENT ARCHITECT: GUY WILSON DATE: 08/01/14 PHASE: 2/3 SHEET: 14 TOTAL SHEETS: 14	

THIS DRAWING IS AN INSTRUMENT OF SERVICE PREPARED BY THE ARCHITECT FOR THE CLIENT AND IS TO REMAIN THE PROPERTY OF THE ARCHITECT. ALL RIGHTS RESERVED. 2014		GARY GUY WILSON ARCHITECTS, P.C. Planning/Architect/Design 1455 West Pecos Road Las Vegas, Nevada 89115 (702) 876-0668		CONSULTANTS: CIVIL: N/A STRUCTL: N/A ELEC: N/A MECH: N/A		FOR: GB SCIENCES NEVADA 921 S. LAS VEGAS BLVD. LAS VEGAS, NEVADA		PROJECT NO.: 15071410.00 PREPARED BY: G.G. WILSON, AIA PROJECT NO.: 15071410.00 DATE: 11/14/14 SCALE: 1/8" = 1'-0" SHEET NO.: 15071410.00		REVISIONS: NO. DESCRIPTION 1. 11/14/14	
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SITE AND SIGN ELEVATIONS

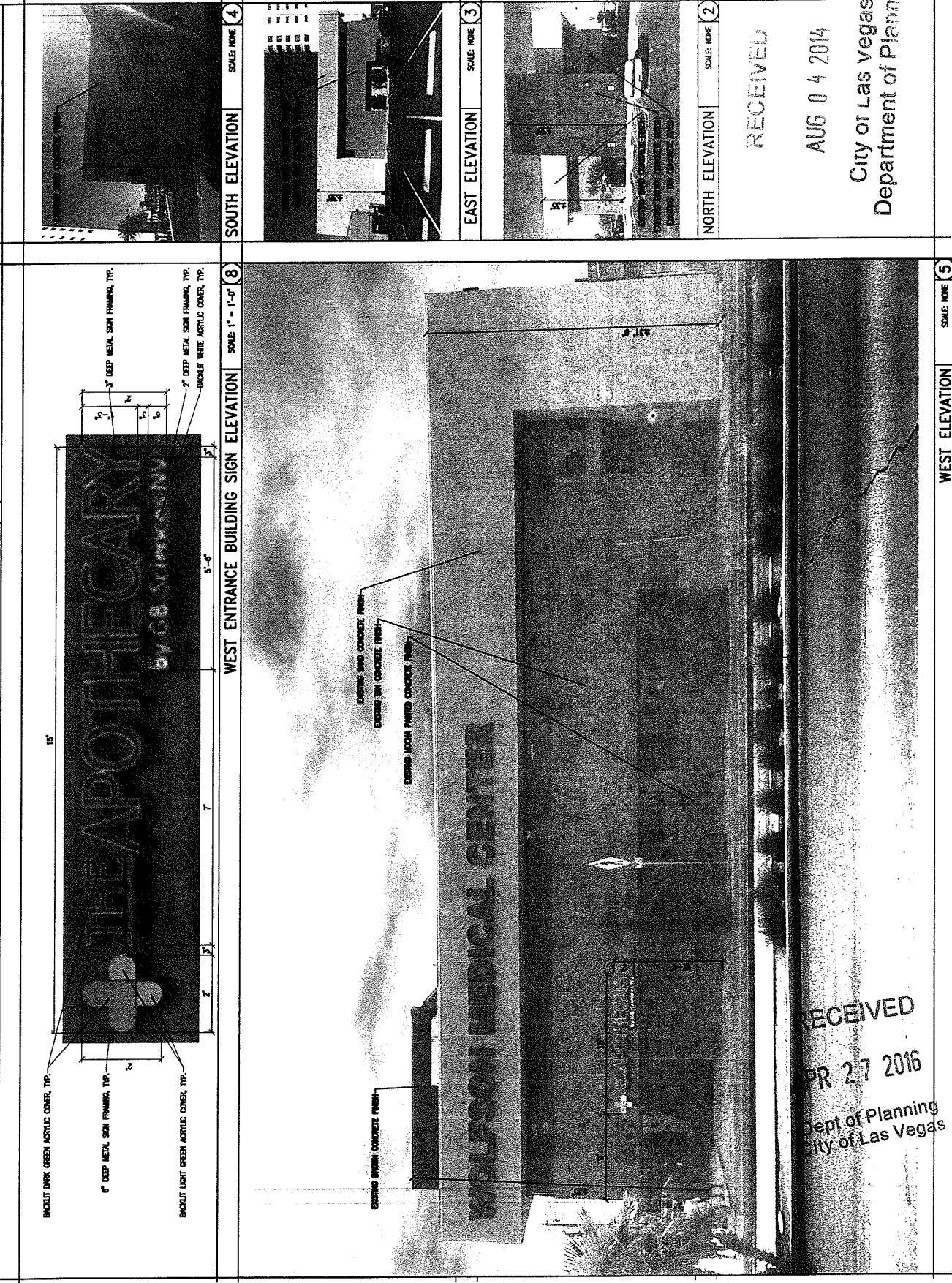
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City of Las Vegas
Department of Planning

EOT-64432



SCALE: 1\"/>

WEST ELEVATION

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APR 27 2016
Dept of Planning
City of Las Vegas

KEYNOTES: THIS SHEET ONLY

1. CEILING PLUMBING UNITS ARE CONDITIONING UNIT WITH MERV 11 FILTERS. AIR IS SUPPLIED TO THE ROOMS THROUGH CHARCOAL FILTERS. AIR RETURN GRILLE WITH 7" CHARCOAL FILTER (MER WITHIN THESE ZONES CONTINUALLY FLOW THROUGH CHARCOAL FILTERS TO CONTROL ODORS.

2. AIR IS SUPPLIED TO THE ROOMS THROUGH CHARCOAL FILTERS. AIR RETURN GRILLE WITH 7" CHARCOAL FILTER (MER WITHIN THESE ZONES CONTINUALLY FLOW THROUGH CHARCOAL FILTERS TO CONTROL ODORS.

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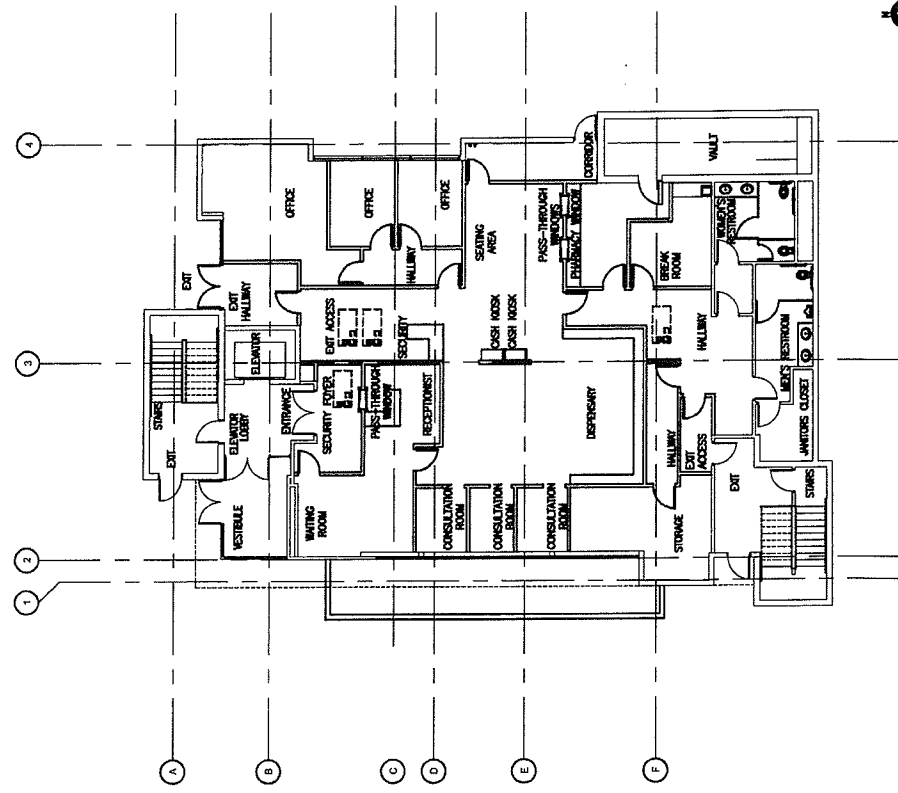
6. AIR IS SUPPLIED TO THE ROOMS THROUGH CHARCOAL FILTERS. AIR RETURN GRILLE WITH 7" CHARCOAL FILTER (MER WITHIN THESE ZONES CONTINUALLY FLOW THROUGH CHARCOAL FILTERS TO CONTROL ODORS.

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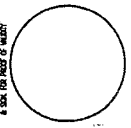
9. AIR IS SUPPLIED TO THE ROOMS THROUGH CHARCOAL FILTERS. AIR RETURN GRILLE WITH 7" CHARCOAL FILTER (MER WITHIN THESE ZONES CONTINUALLY FLOW THROUGH CHARCOAL FILTERS TO CONTROL ODORS.

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VENTILATION PLAN 1/8" = 1'-0"



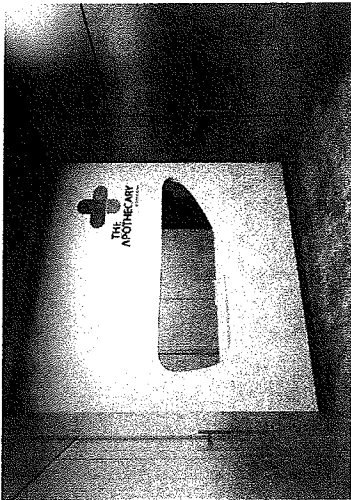
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Department of Planning

TENANT IMPROVEMENT
921 S. LAS VEGAS BLVD.
FOR: GB SCIENCES NEVADA
LAS VEGAS, NEVADA

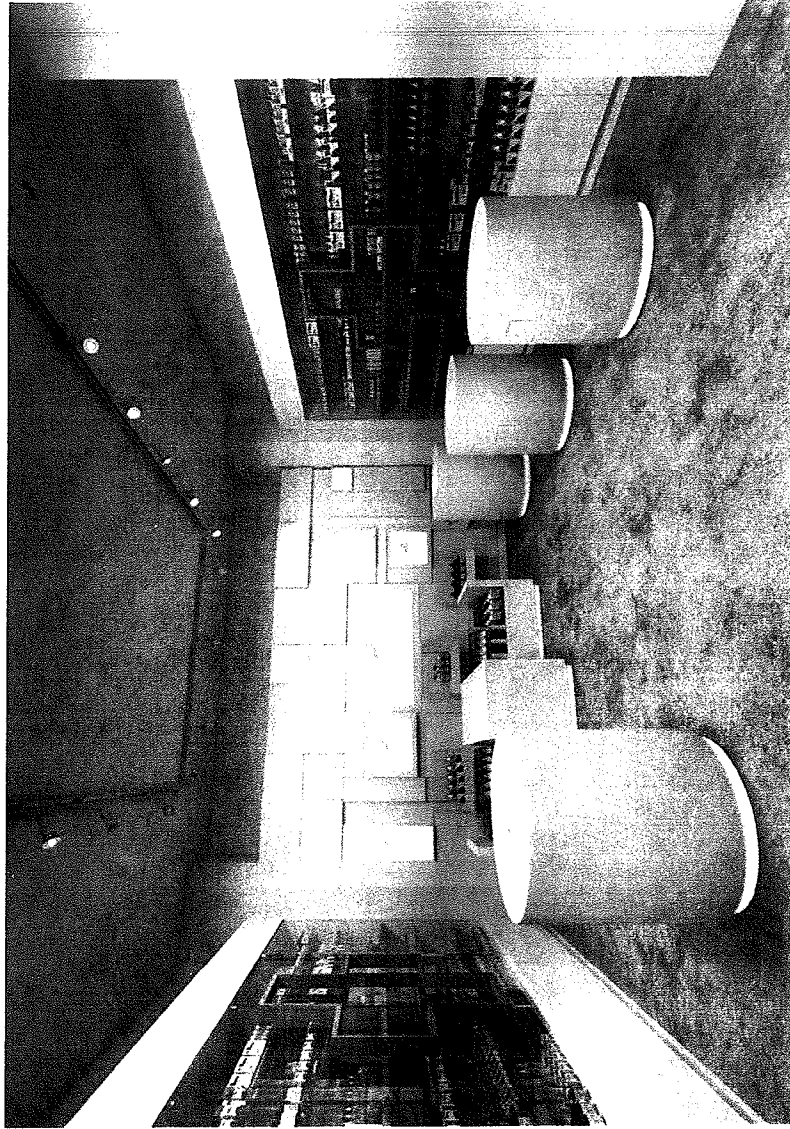
GARY GUY WILSON
ARCHITECTS, P.C.
Las Vegas, Nevada 89115
(702) 876-0868
planning/interior design

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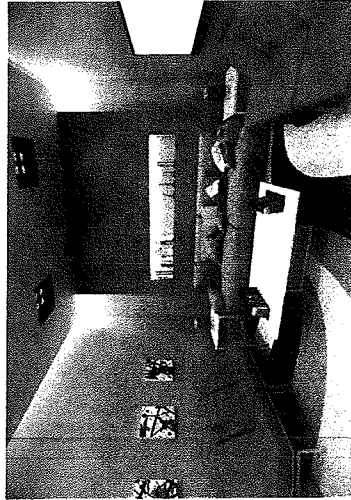
EOT-64432



③ SECURITY FOYER



① DISPLAY AREA



② WAITING ROOM

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APR 23 2016

Dept of Planning
City of Las Vegas

GB SCIENCES

INTERIOR SKETCHES

LAS VEGAS, NEVADA 89145

Architect: **C2G**

C2G 1403.06

07/18/14
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EOT-64432

JUL 23 2014

City of Las Vegas
Department of Planning

WOLFSON MEDICAL CENTER DOWNTOWN LLC

Business Entity Information

Status:	Active	File Date:	9/5/2013
Type:	Domestic Limited-Liability Company	Entity Number:	E0432052013-6
Qualifying State:	NV	List of Officers Due:	9/30/2016
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20131528303	Business License Exp:	9/30/2016

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	REA M MELANSON	Address 1:	2940 S JONES BLVD STE B
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89146
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

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

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☒ Officers

☐ Include Inactive Officers

Managing Member - ERIC WOLFSON

Address 1:	1077 RIVENDELL AVENUE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

☒ Actions\Amendments

A.P. N.: 139-34-410-167, 139-34-410-168, 139-34-410-169, 139-34-410-200
R.P.T.T.: \$11,424.00

Escrow #13-09-0140-KR

Mail tax bill to and
When recorded mail to:
Wolfson Medical Center Downtown, LLC
921 S. Las Vegas Blvd
Las Vegas, NV 89101

Inst #: 201311010000972
Fees: \$23.00 N/C Fee: \$0.00
RPTT: \$11424.00 Ex: #
11/01/2013 10:51:22 AM
Receipt #: 1829616
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: ECM Pgs: 8
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That 921 SLVB, LLC, a Nevada limited liability company who acquired title as 921 SLVB, LLC, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Wolfson Medical Center Downtown, 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".

COMMONLY KNOWN ADDRESS:

900 S. 6th Street & 903, 905, 921 S. Las Vegas Blvd., Las Vegas, NV 89101

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.

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IN WITNESS WHEREOF, this instrument has been executed this 30 day of
Oct, 2013.

921 SLVB, LLC, a Nevada limited liability
company

By: The Dorothy Finger Revocable Trust dated
December 22, 1992, its Manager
see attached

By: Dorothy Finger, Trustee

SIGNED IN COUNTERPART

By: KABOB, LLC, a Utah limited liability
company, its Manager

KABOB, LLC, a Utah limited
liability company

By: Robert G. Knox, Managing Member

Robert G. Knox, Managing Member

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IN WITNESS WHEREOF, this instrument has been executed this 30 day of
Oct, 2013.

921 SLVB, LLC, a Nevada limited liability
company

By: The Dorothy Finger Revocable Trust dated
December 22, 1992, its Manager

Dorothy Finger TR
By: Dorothy Finger, Trustee
Dorothy Finger

PLS SEE ATTACHED
CAACKNOWLEDGMENT

By: KABOB, LLC, a Utah limited liability
company, its Manager

Signed in counterpart
By: Robert G. Knox, Managing Member

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City of Las Vegas

State of _____ }
County of _____ } ss:

This instrument was acknowledged before me on _____
by Dorothy Finger as Trustee
of The Dorothy Finger Revocable Trust dated December 1992, its Manager of 921
SLVB, LLC, a Nevada limited liability company

see attached

NOTARY PUBLIC
My Commission Expires: _____

State of _____ }
County of _____ } ss:

This instrument was acknowledged before me on _____
by Robert G. Knox as Managing Member
of KABOB, LLC, a Utah limited liability company, its Manager of 921 SLVB, LLC, a
Nevada limited liability company

see attached

NOTARY PUBLIC
My Commission Expires: _____

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State of _____ }
County of _____ } ss:

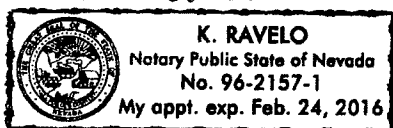
This instrument was acknowledged before me on _____
by Dorothy Finger as Trustee
of The Dorothy Finger Revocable Trust dated December 22, 1992, its Manager of 921 SLVB, LLC, a Nevada limited liability company

NOTARY PUBLIC
My Commission Expires: _____

State of NV }
County of CLARK } ss:

This instrument was acknowledged before me on 10/30/13
by Robert G. Knox as Managing Member
of KABOB, LLC, a Utah limited liability company, its Manager of 921 SLVB, LLC, a Nevada limited liability company

K. Ravelo
NOTARY PUBLIC
My Commission Expires: 2/24/16



NO. 9621571
Exp. 2/24/16

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CERTIFICATE OF ACKNOWLEDGMENT
California All-Purpose Acknowledgment

State of California
County of Contra Costa

On 10.30.13 before me, M. MARCUCCI, Notary Public,
Date Name of Officer

personally appeared DOROTHY FINGER,
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



M. Marcucci
Signature of Notary Public

M. Marcucci
#2020860 Exp 5-17-17
Place Notary Seal Above

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City of Las Vegas

Description of Attached Document

Title or Type of Document: GRANT, BARGAIN, SALE DEED

Document Date: _____ Number of Pages: 5

Signers(s) other than named above: _____

EXHIBIT "A"

LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), THE WEST EIGHTY FIVE FEET (85') OF LOT NINE (9), AND LOTS THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK TWENTY-SEVEN (27) OF SOUTH ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

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City of Las Vegas

State of Nevada

Declaration of Value Form

1. Assessor Parcel Number(s)

a) 139-34-410-167, 139-34-410-168, 139-34-410-169, 139-34-410-200

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
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$2,240,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

c. Transfer Tax Value:

\$2,240,000.00

d. Real Property Transfer Tax Due

\$11,424.00

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 declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 921 SLVB, LLC, a Nevada limited liability company

Address: 3734 Ecker Hill Dr
City: Park City
State: UT Zip: 84098

Print Name: Wolfson Medical Center Downtown, LLC, a Nevada limited liability company

Address: 921 S. Las Vegas Blvd
City: Las Vegas
State: NV Zip: 89101

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

Print Name: Nevada Title Company
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV

Esc. #: 13-09-0140-KR

Zip: 89169

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

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City of Las Vegas