



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

December 22, 2016

Ms. Kim Rieck
WMC Pavilions, LLC
475 South Grand Central Parkway, Suite #1615
Las Vegas, Nevada 89106

**RE: ROC-67727 - REVIEW OF CONDITION - PUBLIC HEARING
CITY COUNCIL MEETING OF DECEMBER 21, 2016**

Dear Ms. Rieck:

The City Council at a regular meeting held on December 21, 2016 **APPROVED** a request for a Review of Condition of an approved Review of Condition (ROC-61485) TO AMEND THAT PORTION OF CONDITIONS #3, 4, AND 5 THAT INDICATES THE DATE OF AN ADMINISTRATIVE REVIEW BY ADJUSTING "2016" TO "2017," "2017" TO "2018," AND "2018" TO "2019" on 20.68 acres at 209 South Grand Central Parkway (APNs 139-33-511-004 and 139-27-410-005), PD (Planned Development) Zone, Ward 5 (Barlow).

This approval is subject to the following conditions:

Planning

1. Condition #3 of Review of Condition (ROC-61485) shall be amended as follows: The applicant shall submit to the Planning Department an administrative Required Review before December 31, 2017, which indicates a site plan review has been submitted to the Planning Department for a new permanent building.
2. Condition #4 of Review of Condition (ROC-61485) shall be amended as follows: The applicant shall submit to the Planning Department an administrative Required Review before October 31, 2018, which indicates building permits have been submitted to the Building and Safety Department for a new permanent building.
3. Condition #5 of Review of Condition (ROC-61485) shall be amended as follows: The applicant shall submit to the Planning Department an administrative Required Review before February 29, 2019, which indicates building permits have been issued by the Building and Safety Department for a new permanent building.

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

VOICE 702.229.6011

TTY 702.386.9108

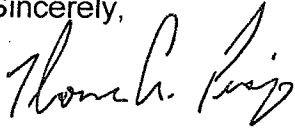
www.lasvegasnevada.gov

Ms. Kim Rieck
WMC Pavilions, LLC
ROC-67727 - Page Two
December 22, 2016

4. Conformance to the conditions of approval of Review of Condition (ROC-61485), Extension of Time (EOT-56330), Extension of Time (EOT-56330) and Site Development Plan Review (SDR-4841) and all other site related actions as required by the Department of Planning and Department of Public Works, except as amended by this Review of Conditions.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Jonathan Leleu
Greenberg Traurig
3773 Howard Hughes Parkway, Suite #400 North
Las Vegas, Nevada 89169



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 8, 2016

Ms. Kim Rieck
WMC Pavilions, LLC
475 South Grand Central Parkway, Suite #1615
Las Vegas, Nevada 89106

**RE: ROC-67727 - REVIEW OF CONDITION - PUBLIC HEARING
CITY COUNCIL MEETING OF DECEMBER 21, 2016**

Dear Ms. Rieck:

Please be advised the City Council at its regular meeting on **December 21, 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, December 15, 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. Jonathan Leleu
Greenberg Traurig
3773 Howard Hughes Parkway, Suite #400 North
Las Vegas, Nevada 89169

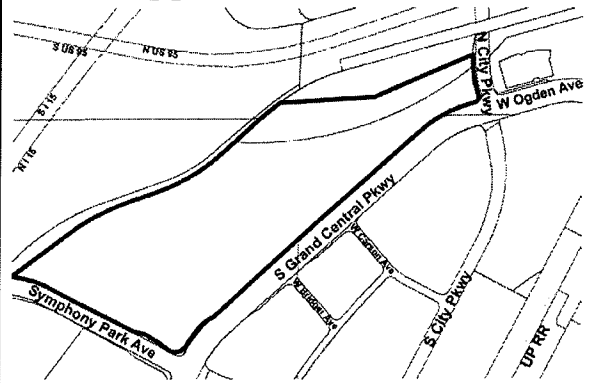
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

ROC-67727 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILLION, LLC - For possible action on a request for a Review of Condition of an approved Review of Condition (ROC-61485) TO AMEND THAT PORTION OF CONDITIONS #3, 4, AND 5 THAT INDICATES THE DATE OF AN ADMINISTRATIVE REVIEW BY ADJUSTING "2016" TO "2017," "2017" TO "2018," AND "2018" TO "2019" on 20.68 acres at 209 South Grand Central Parkway (APNs 139-33-511-004 and 139-27-410-005), PD (Planned Development) Zone, Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

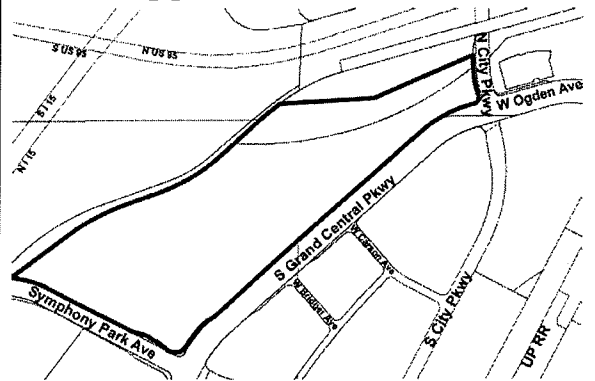
Meeting: City Council
Date: *December 21, 2016*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

Application Information

ROC-67727 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILLION, LLC - For possible action on a request for a Review of Condition of an approved Review of Condition (ROC-61485) TO AMEND THAT PORTION OF CONDITIONS #3, 4 AND 5 THAT INDICATES THE DATE OF AN ADMINISTRATIVE REVIEW BY ADJUSTING "2016" TO "2017," "2017" TO "2018," AND "2018" TO "2019" on 20.68 acres at 209 South Grand Central Parkway (APNs 139-33-511-004 and 139-27-410-005), PD (Planned Development) Zone, Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

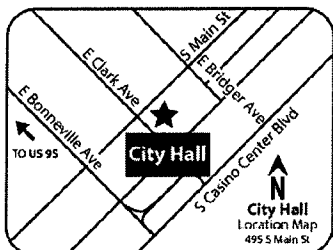
Meeting: City Council
Date: *December 21, 2016*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request ☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

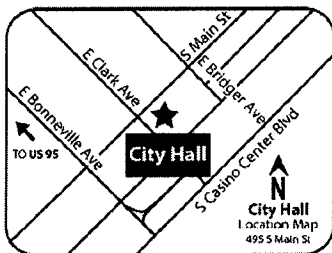
ROC-67727

City Council Meeting of 12/21/16

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
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Las Vegas, NV
Permit No. 1630

Return Service Requested
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☐ I SUPPORT
this Request ☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

ROC-67727

City Council Meeting of 12/21/16

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**

ROC-67727 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILLION, LLC - For possible action on a request for a Review of Condition of an approved Review of Condition (ROC-61485) TO AMEND THAT PORTION OF CONDITIONS #3, 4, and 5 THAT INDICATES THE DATE OF AN ADMINISTRATIVE REVIEW BY ADJUSTING "2016" to "2017," "2017" to "2018," and "2018" to "2019" on 20.68 acres at 209 South Grand Central Parkway (APNs 139-33-511-004 and 139-27-410-005), PD (Planned Development) Zone, Ward 5 (Barlow).

CITY COUNCIL: DECEMBER 21, 2016

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: NOVEMBER 26, 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 (asgebeke@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: Review of Condition for ROC-67658
 Project Address (Location) 209 S. Grand Central Pkwy., Las Vegas, NV 89106 (203,205,207)
 Project Name World Market Center Las Vegas Proposed Use _____
 Assessor's Parcel #(s) 139-33-511-004 Ward # 5
 General Plan: existing N/A proposed N/A Zoning: existing N/A proposed N/A
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres N/A Lots/Units N/A Density N/A
 Additional Information World Market Center Las Vegas is applying for a review of condition for an extension of time on ROC-67658.

PROPERTY OWNER WMC Pavilions, LLC Contact Kim Rieck
 Address 475 S. Grand Central Pkwy, Suite 1615 Phone: 7025993305 Fax: _____
 City Las Vegas State NV Zip 89106
 E-mail Address kriECK@imcenters.com

APPLICANT WMC Pavilions, LLC Contact Kim Rieck
 Address 475 S. Grand Central Pkwy., Suite 1615 Phone: 7025993305 Fax: _____
 City Las Vegas State NV Zip 89106
 E-mail Address kriECK@imcenters.com

REPRESENTATIVE Greenberg Traurig Contact Jonathan Leleu
 Address 3773 Howard Hughes Pkwy., 400 North Phone: 7025998070 Fax: _____
 City Las Vegas State NV Zip 89169
 E-mail Address leleuj@gtlaw.com; kramerk@gtlaw.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.

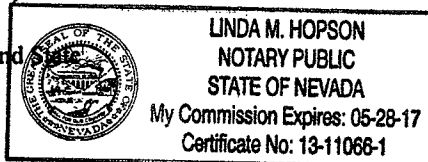
Print Name Kim Rieck

Subscribed and sworn before me

This 11th day of NOVEMBER, 2016.

Linda M. Hopson

Notary Public in and for said County and



Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # ROC-67727
 Meeting Date: _____
 Total Fee: \$ 830
 Date Received: * 11-14-16
 Received By: S. Noyce

*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.



**LAS VEGAS
CITY COUNCIL**

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STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

November 19, 2015

Ms. Kim Rieck
WMC Pavilions, LLC
475 South Grand Central Parkway, Suite #1615
Las Vegas, Nevada 89106

RECEIVED

NOV 14 2016

City of Las Vegas
Department of Planning

**RE: ROC-61485 [PRJ-61308] - REVIEW OF CONDITION
CITY COUNCIL MEETING OF NOVEMBER 18, 2015**

Dear Ms. Rieck:

The City Council at a regular meeting held on November 18, 2015 **APPROVED** a request for a Review of Condition of an approved Extension of Time (EOT-56330) TO AMEND THAT PORTION OF CONDITION #1 THAT STATES "SHALL EXPIRE ON OCTOBER 7, 2016" TO "SHALL EXPIRE ON OCTOBER 7, 2019" on 20.68 acres at 209 South Grand Central Parkway (APNs 139-33-511-004 and 139-27-410-005), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-61308].

This approval is subject to the following conditions:

Planning

1. Condition #1 of Extension of Time (EOT-56330) shall be amended as follows: This Site Development Plan Review (SDR-4841) shall expire on October 7, 2019, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-4841) and all other site related actions as required by the Department of Planning and Department of Public Works.
3. The applicant shall submit to the Planning Department an administrative Required Review before December 31st, 2016, which indicates a site plan review has been submitted to the Planning Department for a new permanent building.
4. The applicant shall submit to the Planning Department an administrative Required Review before October 31st, 2017, which indicates building permits have been submitted to the Building and Safety Department for a new permanent building.

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



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

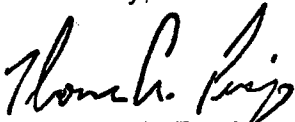
ROC-67727

Ms. Kim Rieck
WMC Pavilions, LLC
ROC-64185 [PRJ-61308] - Page Two
November 19, 2015

5. The applicant shall submit to the Planning Department an administrative Required Review before February 29th, 2018, which indicates building permits have been issued by the Building and Safety Department for a new permanent building.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning



TAP:clb

cc: Mr. Jonathan Leleu
Greenberg Traurig
3773 Howard Hughes Parkway, Suite #400 North
Las Vegas, Nevada 89169

RECEIVED

NOV 14 2016

City of Las Vegas
Department of Planning

ROC-67727



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-67727** APN: 139-33-511-004

Name of Property Owner: WMC Pavilions, LLC

Name of Applicant: WMC Pavilions, LLC

Name of Representative: Jonathan Leleu

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: _____

RECEIVED

Signature of Property Owner: _____
Print Name: Kim Rieck

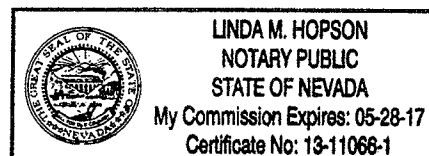
NOV 14 2016

City of Las Vegas
Department of Planning

Subscribed and sworn before me

This 11th day of NOVEMBER, 2016

Linda M Hopson
Notary Public in and for said County and State



November 10, 2016

City of Las Vegas Planning & Development
333 N. Rancho Dr.
Las Vegas, NV 89106
Attn: Tom Perrigo

Re: Justification Letter – WMC Pavilions, LLC
APNs : 139-33-511-004
Addresses : 209 S. Grand Central Pkwy.
Application : Review of Conditions for ROC-67658

Dear Mr. Perrigo:

This application seeks approval for continued use of temporary structures located within the Las Vegas Centennial plan. World Market Center Las Vegas staff, along with City of Las Vegas staff have agreed to modify the following milestones of Condition 1 of Extension of Time (EOT-56330).

1. Condition 1, of Extension of Time (EOT-56330) shall not change. The Site Development Plan Review (SDR-4841) shall expire on October 7, 2019, unless another Extension of Time is approved by the City Council.

2. Review of Condition 61485, requires applicant to submit an administrative Required Review, indicating a site plan review has been submitted to the Planning Department for a new permanent building, before December 31, 2016; this milestone would be extended by one (1) calendar year to December 31, 2017.

3. Review of Condition 61485, requires applicant to submit an administrative Required Review, indicating building permits have been submitted to the Building and Safety Department for a new permanent building, before October 31, 2017; this milestone would be extended by one (1) calendar year to October 31, 2018.

4. Review of Condition 61485, require applicant to submit an administrative Required Review, indicating building permits have been issued by the Building and Safety Department for a new permanent building, before February 29, 2018; this milestone would be extended by one (1) calendar year to February 28, 2019.

RECEIVED

NOV 14 2016

City of Las Vegas
Department of Planning

GREENBERG TRAURIG, LLP ■ ATTORNEYS AT LAW ■ WWW.GTLAW.COM
3773 Howard Hughes Parkway, Suite 400 North ■ Las Vegas, Nevada 89169 ■ Tel 702.792.3773 ■ Fax 702.792.9002

ROC-67727

ALBANY
AMSTERDAM
ATLANTA
AUSTIN
BERLIN*
BOSTON
BRUSSELS*
CHICAGO
DALLAS
DELAWARE
DENVER
FORT LAUDERDALE
HOUSTON
LAS VEGAS
LONDON*
LOS ANGELES
MIAMI
MILAN*
NEW JERSEY
NEW YORK
ORANGE COUNTY
ORLANDO
PALM BEACH COUNTY
PHILADELPHIA
PHOENIX
ROME*
SACRAMENTO
SHANGHAI
SILICON VALLEY
TALLAHASSEE
TAMPA
TOKYO*
TYSONS CORNER
WASHINGTON, D.C.
WHITE PLAINS
ZURICH
*STRATEGIC ALLIANCE

Thank you for your consideration. Should you have any questions or concerns, please do not hesitate to contact me at any time.

Very truly yours,

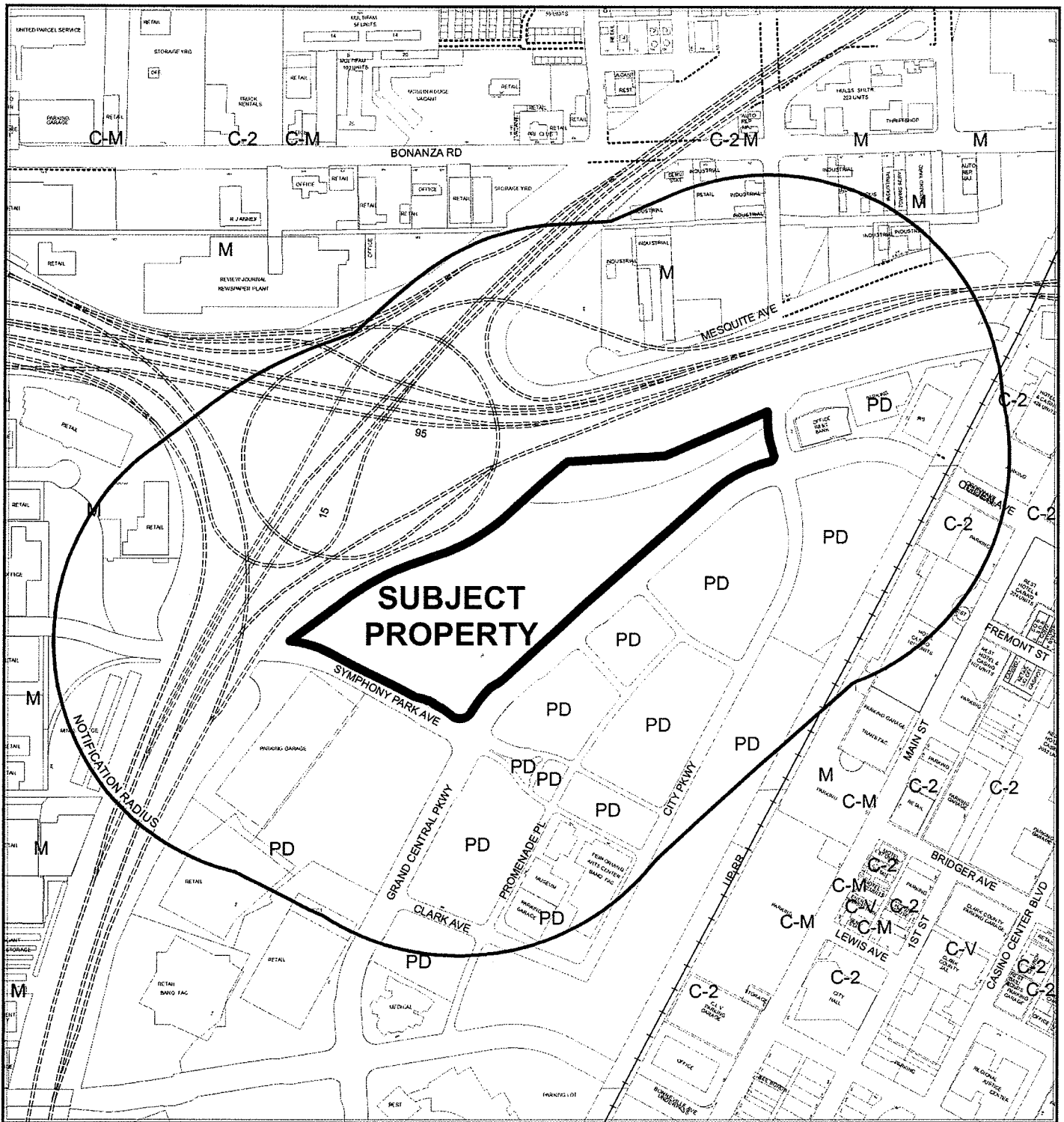
A handwritten signature in black ink, appearing to read 'Kramer', with a large circular flourish at the beginning.

Kerrie Kramer
Assistant Director

RECEIVED

NOV 14 2016

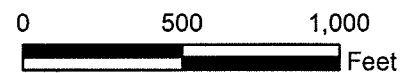
City of Las Vegas
Department of Planning

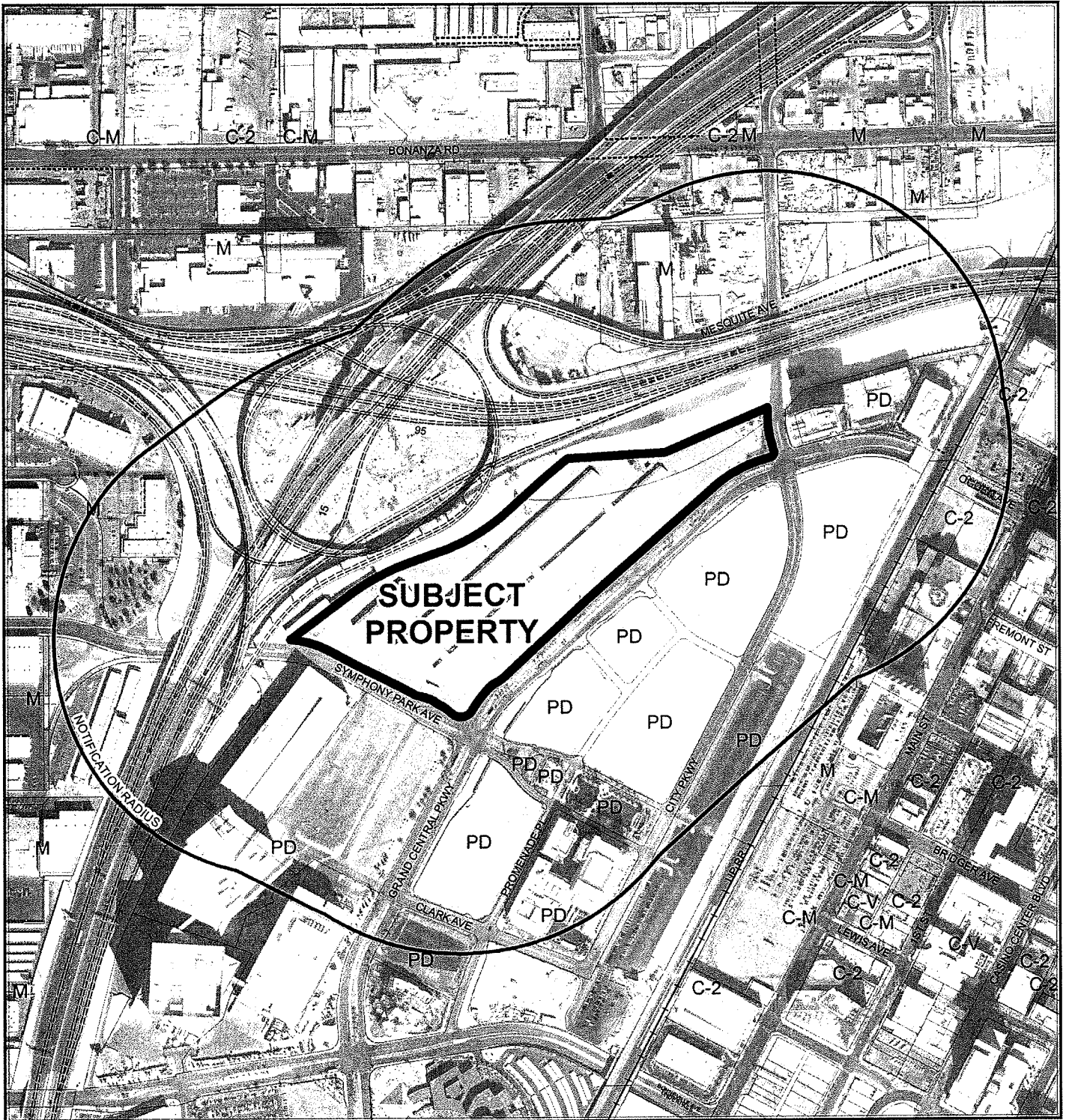


CASE: ROC-61485 (PRJ-61308)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

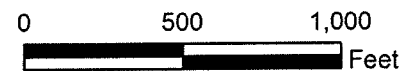




CASE: ROC-61485 (PRJ-61308)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



15-2

APN: 139-33-511-004

~~139-33-511-005~~

139-27-410-005

MAIL TAX STATEMENTS TO AND
WHEN RECORDED, RETURN TO:

WMC PAVILIONS, LLC
495 S. GRAND CENTRAL PKWY.
SUITE 2203
LAS VEGAS, NV 89106

Inst #: 20141022-0001233
Fees: \$29.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #003
10/22/2014 10:43:02 AM
Receipt #: 2195821
Requestor:
WMC PAVILIONS LLC
Recorded By: MSH Pgs: 15
DEBBIE CONWAY
CLARK COUNTY RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT WMC Pavilions, LLC, formerly known as WMC III Associates, LLC, for valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim to WMC Pavilions, LLC, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

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

SUBJECT TO:

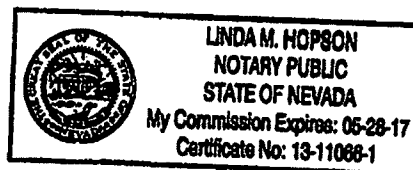
1. Taxes for the current fiscal year
2. All matters of record affecting the property described herein.

IN WITNESS WHEREOF, this quitclaim deed has been executed this 15th day of October 2014.

WMC Pavilions, LLC

By: [Signature]
Name: Kim Rick
Title: SECRETARY

STATE OF NEVADA
COUNTY OF CLARK } ss.



This instrument was acknowledged before me on October 15th, 2014 by KIM A. RICK as
SECRETARY of WMC PAVILIONS, LLC

Linda M. Hopson

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF LOT 3 OF "PARKWAY CENTER", A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN ~~BOOK 53, PAGE 61~~ OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 33, THE NORTHWEST QUARTER (NW ¼) OF SECTION 34, THE SOUTHWEST QUARTER (SW ¼) OF SECTION 27 ALL IN TOWNSHIP 20 SOUTH, RANGE 61 EAST. M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY (100.00 FEET WIDE) AND DISCOVERY DRIVE (80.00 FEET WIDE) AS SHOWN ON SAID SUBDIVISION PLAT; THENCE ALONG THE CENTERLINE OF SAID DISCOVERY DRIVE, NORTH 62°04'44" WEST, 75.00 FEET; THENCE NORTH 27°55'16" EAST, 40.00 FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY LINE OF SAID LOT 3 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID DISCOVERY DRIVE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 62°04'44" WEST, 631.60 FEET;
2. CURVING TO THE LEFT ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 22°33'17", AN ARC LENGTH OF 173.21 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 3 TO WHICH A RADIAL LINE BEARS NORTH 05°21'59" EAST;

THENCE ALONG SAID NORTHWESTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. FROM A TANGENT BEARING NORTH 56°44'34" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 242.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY (THE RADIUS POINT OF WHICH BEARS NORTH 33°15'26" WEST), THROUGH A CENTRAL ANGLE OF 03°34'34", AN ARC LENGTH OF 15.14 FEET;
2. NORTH 53°10'11" EAST, 291.04 FEET;

3. CURVING TO THE RIGHT ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 17°20'00", AN ARC LENGTH OF 294.96 FEET;
4. NORTH 70°30'00" EAST, 140.00 FEET;
5. CURVING TO THE LEFT ALONG THE ARC OF A 825.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 20°08'00", AN ARC LENGTH OF 289.90 FEET;
6. NORTH 50°22'00" EAST, 351.32 FEET;
7. CURVING TO THE RIGHT ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°26'01", AN ARC LENGTH OF 19.39 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS NORTH 38°12'01" WEST;

THENCE ~~SOUTH 86°36'23" WEST~~, 413.93 FEET;

THENCE NORTH 66°42'57" EAST, 469.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "F" STREET (WIDTH VARIES) AS SHOWN BY SAID SUBDIVISION PLAT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 01°17'51" EAST, 51.05 FEET;
2. CURVING TO THE LEFT ALONG THE ARC OF A 344.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 14°24'02", AN ARC LENGTH OF 86.46 FEET;
3. SOUTH 15°41'53" EAST, 43.23 FEET;
4. CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 3 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED GRAND CENTRAL PARKWAY;

THENCE ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 74°18'09" WEST, 19.38 FEET;
2. CURVING TO THE LEFT ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 25°40'39", AN ARC LENGTH OF 246.49 FEET;
3. SOUTH 48°37'30" WEST, 1217.02 FEET;
4. CURVING TO THE LEFT ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 20°42'14", AN ARC LENGTH OF 198.74 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 62°04'44" WEST;

5. CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY PAUL R. URBINO FOR HMH, INC.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY DOCUMENTS RECORDED APRIL 26, 2005 IN BOOK 20050426 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS INSTRUMENT NO. 02384

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY DOCUMENTS RECORDED MAY 10, 2007 IN BOOK 20070510 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS INSTRUMENT NO. 03243

5. CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY PAUL R. URBINO FOR HMH, INC.

EXHIBIT B

EXPLANATION: THIS LEGAL DESCRIBES AN EASEMENT FOR FIBEROPTIC PURPOSES IN SUPPORT OF THE UNION PACIFIC RAILROAD COMPANY PROJECT.

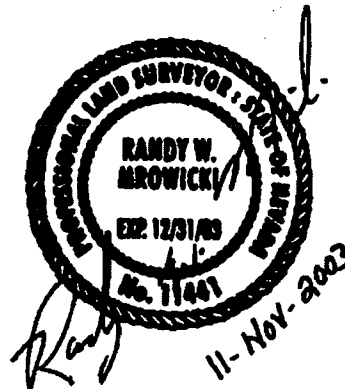
LEGAL DESCRIPTION

A PORTION OF LOT 3 OF "PARKWAY CENTER" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTIONS 27, 28, 33 AND 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

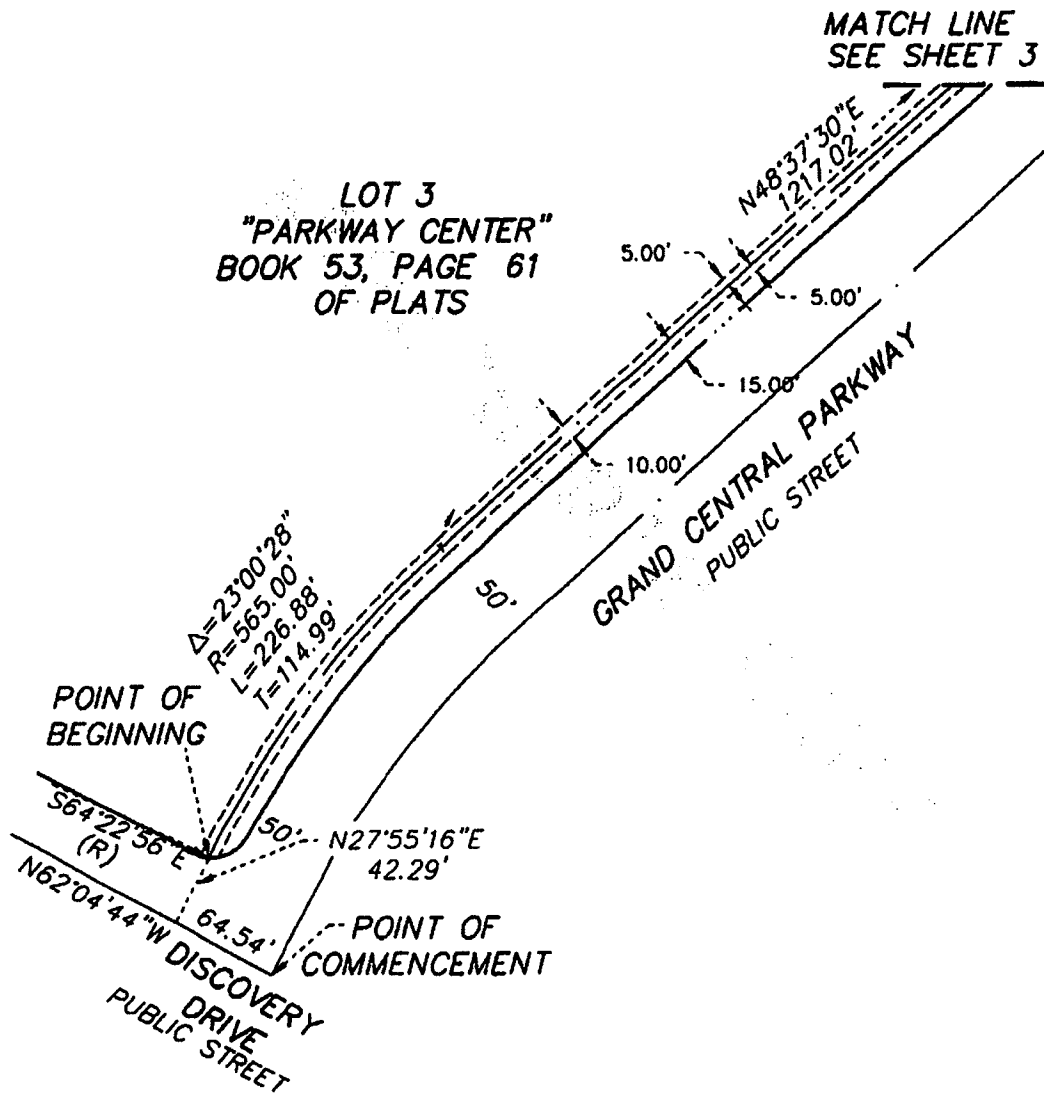
A STRIP OF LAND 10.00 FEET WIDE, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY (100.00 FEET WIDE) AND DISCOVERY DRIVE (80.00 FEET WIDE); THENCE ALONG THE CENTERLINE OF SAID DISCOVERY DRIVE, NORTH 62°04'44" WEST, 64.54 FEET; THENCE NORTH 27°55'16" EAST, 42.29 FEET TO THE POINT OF BEGINNING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DISCOVERY DRIVE, ALSO BEING THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE FROM A TANGENT BEARING NORTH 25°37'04" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 565.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY (THE RADIUS POINT OF WHICH BEARS SOUTH 64°22'56" EAST), THROUGH A CENTRAL ANGLE OF 23°00'28", AN ARC LENGTH OF 226.88 FEET; THENCE NORTH 48°37'30" EAST, 1217.02 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 565.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 25°40'40", AN ARC LENGTH OF 253.21 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 15°41'50" WEST; THENCE NORTH 74°18'09" EAST, 42.29 FEET TO THE POINT OF ENDING.

THE SIDELINES OF THIS STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO MEET AT ALL ANGLE POINTS, TO BEGIN ON THE AFOREMENTIONED SOUTHWESTERLY LINE OF THE AFOREMENTIONED LOT 3 AND TO END ON THE EASTERLY LINE OF SAID LOT 3.



A PORTION OF LOT 3 OF "PARKWAY CENTER" AS SHOWN
BY MAP THEREOF ON FILE IN BOOK 53, PAGE 61 OF
PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK
COUNTY, NEVADA, LYING WITHIN SECTIONS 27, 28, 33 AND
34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK
COUNTY, NEVADA.



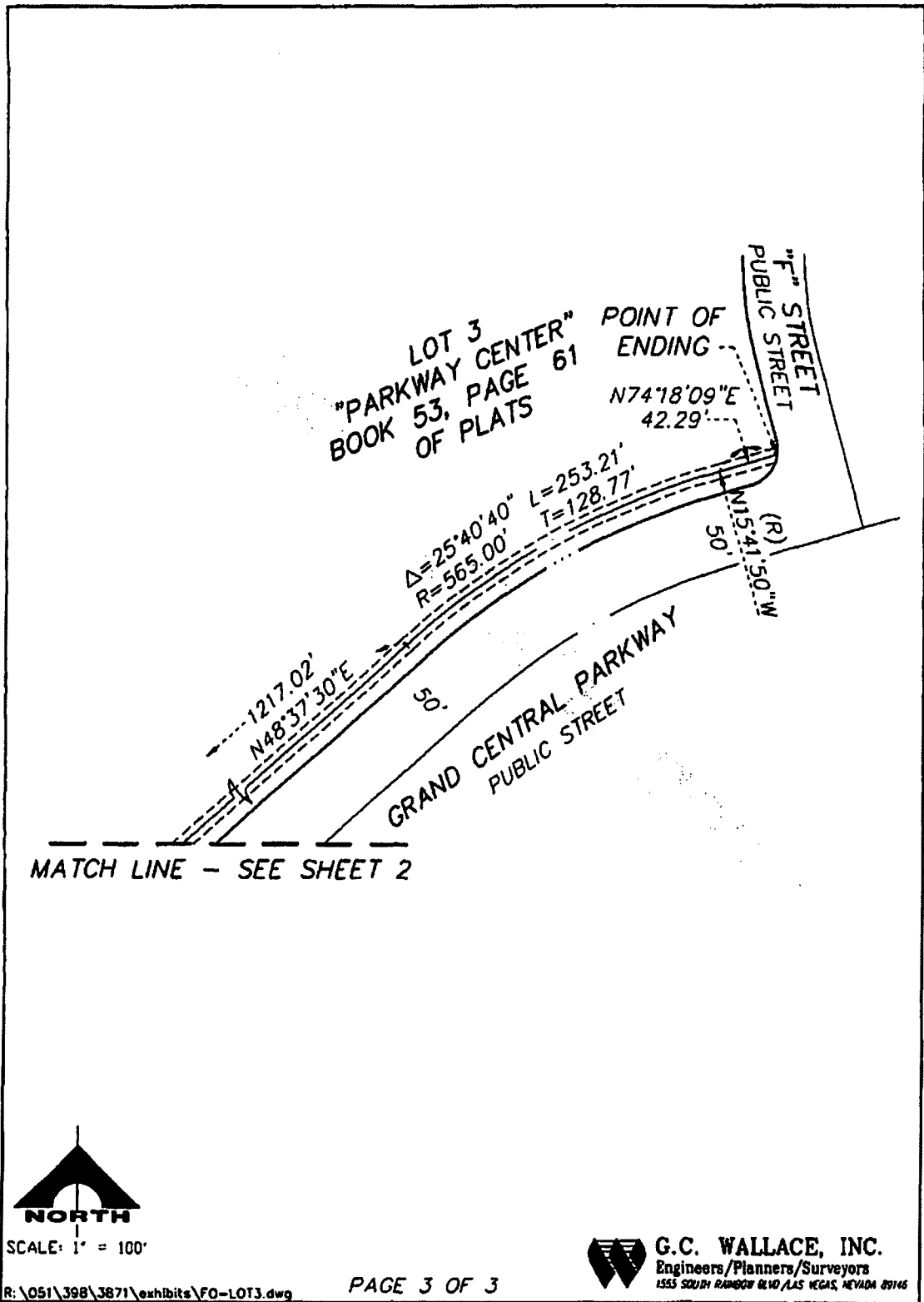
SCALE: 1" = 100'

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PAGE 2 OF 3



G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1535 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89146



LOT 3
"PARKWAY CENTER"
BOOK 53, PAGE 61
OF PLATS

POINT OF
ENDING
N74°18'09"E
42.29'

$\Delta = 25^{\circ}40'40''$ L=253.21'
R=565.00' T=128.77'

1217.02'
N48°37'30"E

GRAND CENTRAL PARKWAY
PUBLIC STREET

"F" STREET
PUBLIC STREET

(R)
N15°41'50"W
50'

MATCH LINE - SEE SHEET 2


NORTH
SCALE: 1" = 100'

R:\051\398\3871\exhibits\F0-LOT3.dwg

PAGE 3 OF 3

 **G.C. WALLACE, INC.**
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD / LAS VEGAS, NEVADA 89146

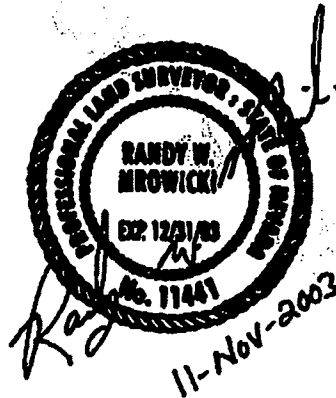
EXHIBIT "C"

EXPLANATION: THIS LEGAL DESCRIBES AN EASEMENT FOR SIGN PURPOSES IN SUPPORT OF THE UNION PACIFIC RAILROAD COMPANY PROJECT.

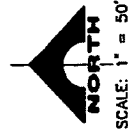
LEGAL DESCRIPTION

A PORTION OF LOT 3 OF "PARKWAY CENTER" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTIONS 27, 28, 33 AND 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES: SOUTH $74^{\circ}38'00''$ WEST, 604.38 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $24^{\circ}16'00''$, AN ARC LENGTH OF 328.24 FEET; THENCE SOUTH $50^{\circ}22'00''$ WEST, 238.37 FEET; THENCE SOUTH $39^{\circ}38'00''$ EAST, 25.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $30^{\circ}07'36''$ EAST, 56.71 FEET; THENCE SOUTH $69^{\circ}54'19''$ WEST, 45.58 FEET; THENCE NORTH $04^{\circ}18'45''$ WEST, 60.80 FEET; THENCE NORTH $77^{\circ}49'33''$ EAST, 19.34 FEET TO THE POINT OF BEGINNING.



LOT 3
PARKWAY CENTER
BOOK 53, PAGE 61
OF PLATS



SCALE: 1" = 50'

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G.C. WALLACE, INC.
Engineers/Planners/Surveyors

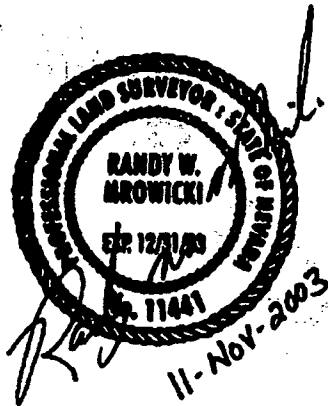
Engineers/Planners/Surveyors
555 SOUTH BROAD BLVD./1ST FLOOR NEWARK NJ 07102

EXPLANATION: THIS LEGAL DESCRIBES AN EASEMENT FOR SIGN PURPOSES IN SUPPORT OF THE UNION PACIFIC RAILROAD COMPANY PROJECT.

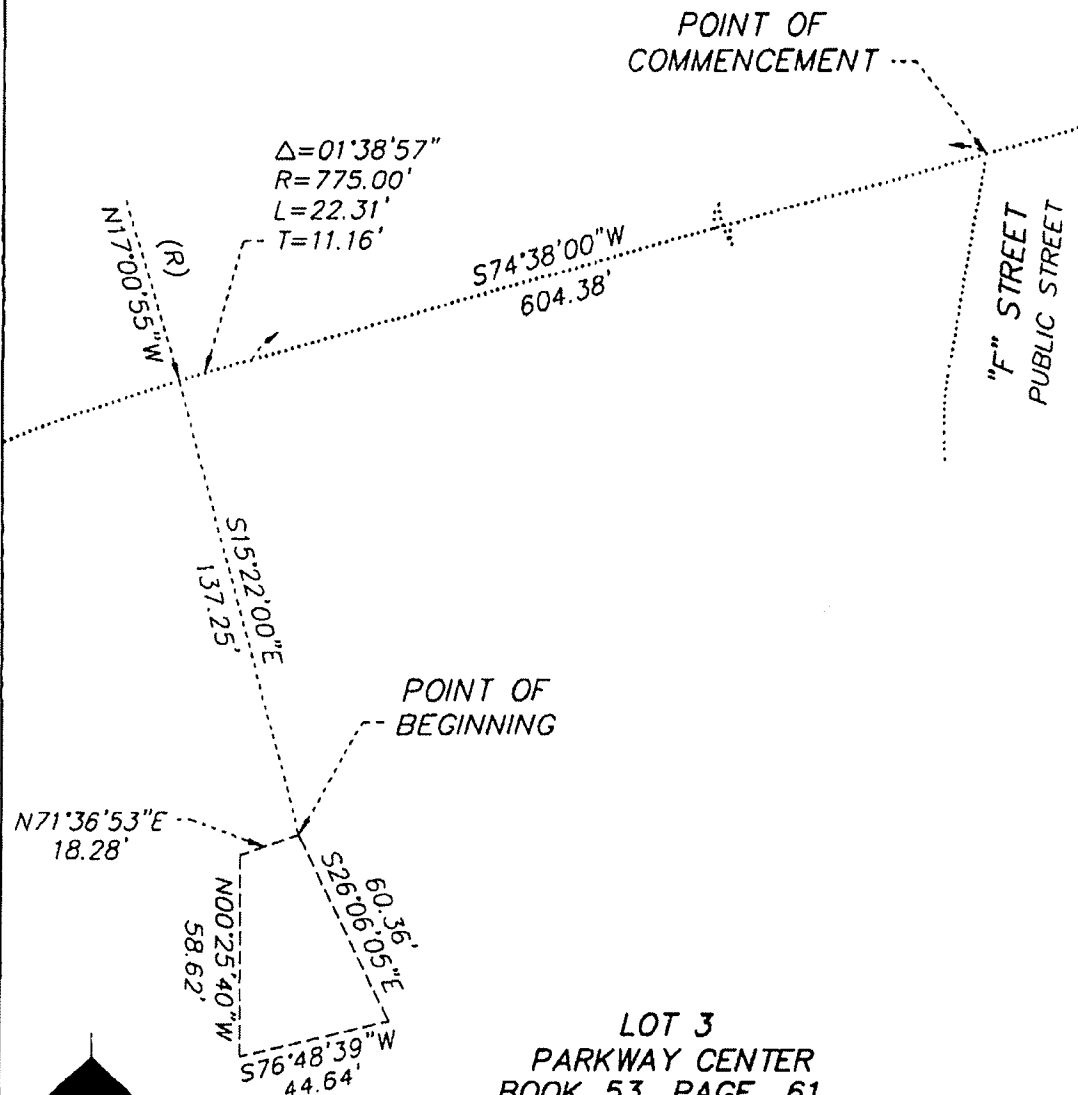
LEGAL DESCRIPTION

A PORTION OF LOT 3 OF "PARKWAY CENTER" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTIONS 27, 28, 33 AND 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES: SOUTH 74°38'00" WEST, 604.38 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°38'57", AN ARC LENGTH OF 22.31 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 17°00'55" WEST; THENCE SOUTH 15°22'00" EAST, 137.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 26°06'05" EAST, 60.36 FEET; THENCE SOUTH 76°48'39" WEST, 44.64 FEET; THENCE NORTH 00°25'40" WEST, 58.62 FEET; THENCE NORTH 71°36'53" EAST, 18.28 FEET TO THE POINT OF BEGINNING.



A PORTION OF LOT 3 OF PARKWAY CENTER AS SHOWN BY MAP THEREOF ON
FILE IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S
OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTIONS 27, 28, 33 AND 34,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



LOT 3
PARKWAY CENTER
BOOK 53, PAGE 61
OF PLATS



SCALE: 1" = 50'

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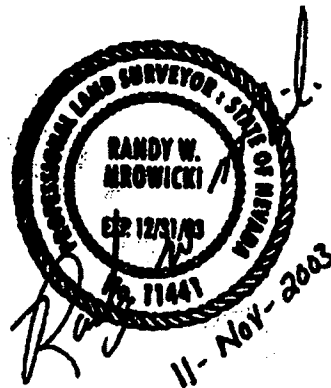
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89146

EXPLANATION: THIS LEGAL DESCRIBES AN EASEMENT FOR SIGN PURPOSES IN
SUPPORT OF THE UNION PACIFIC RAILROAD COMPANY PROJECT.

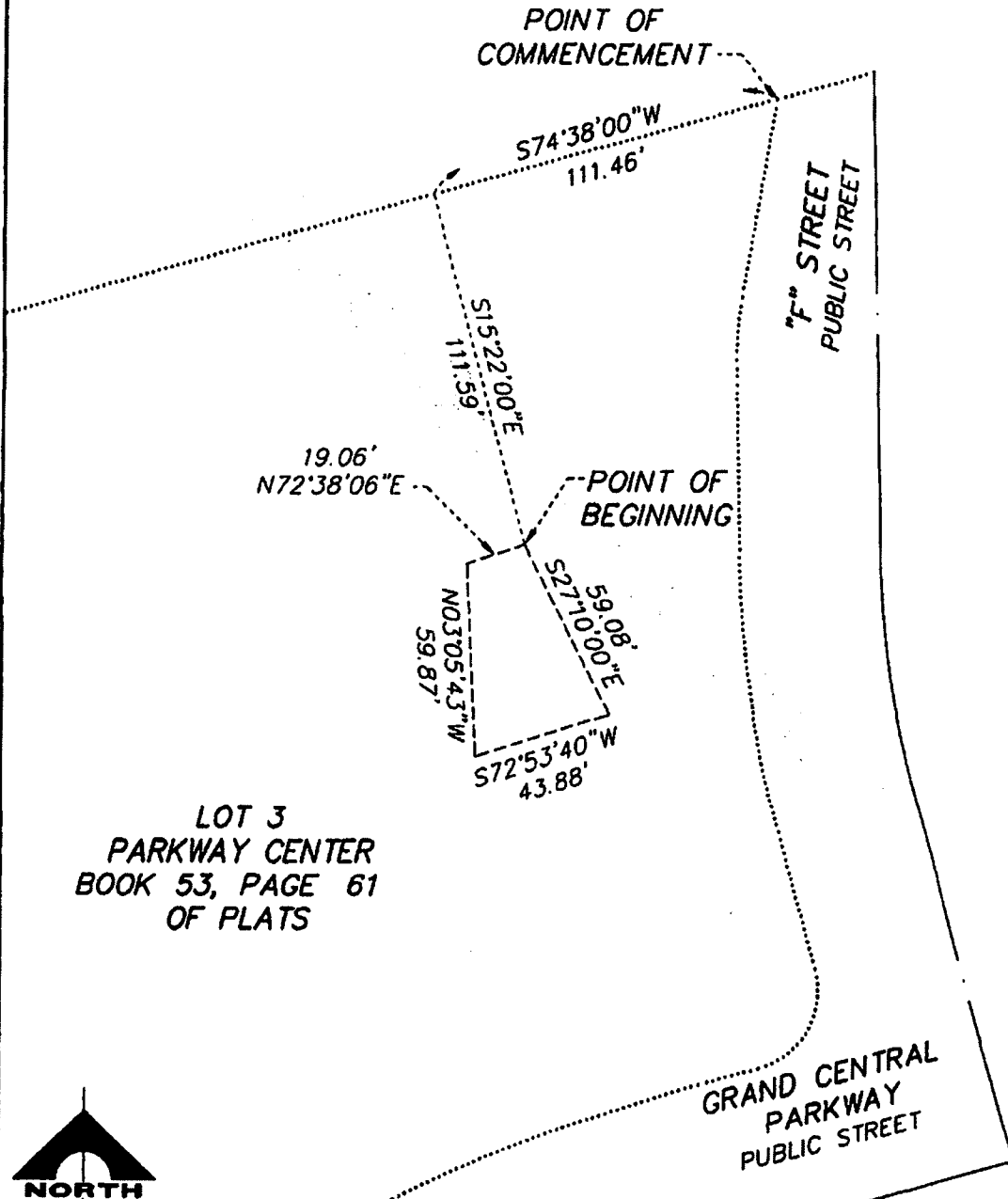
LEGAL DESCRIPTION

A PORTION OF LOT 3 OF "PARKWAY CENTER" AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK
COUNTY, NEVADA, LYING WITHIN SECTIONS 27, 28, 33 AND 34, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE ALONG
THE NORTHERLY LINE OF SAID LOT 3, SOUTH 74°38'00" WEST, 111.46 FEET; THENCE
SOUTH 15°22'00" EAST, 111.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH
27°10'00" EAST, 59.08 FEET; THENCE SOUTH 72°53'40" WEST, 43.88 FEET; THENCE
NORTH 03°05'43" WEST, 59.87 FEET; THENCE NORTH 72°38'06" EAST, 19.06 FEET TO
THE POINT OF BEGINNING..



A PORTION OF LOT 3 OF PARKWAY CENTER AS SHOWN BY MAP THEREOF ON
FILE IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S
OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTIONS 27, 28, 33 AND
34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



SCALE: 1" = 1'

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G.C. WALLACE, INC.

Engineers/Planners/Surveyors

1555 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89146

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-33-511-004
b) ~~139-33-511-005~~ 139-27-410-005
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$ 17,209,451.55
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$ _____
d) Real Property Transfer Tax Due \$ N/A

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 3
b. Explain Reason for Exemption:
Recognize true status due to corporate name change.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: See Attached Signature Page

Capacity: Grantor

Signature: See Attached Signature Page

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: WMC III Associates, LLC

Print Name: WMC Pavilions, LLC

Address: 495 S. Grand Central Pkwy. #2203

Address: 495 S. Grand Central Pkwy. #2203

City: Las Vegas

City: Las Vegas

State: NV Zip: 89106

State: NV Zip: 89106

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

Print Name: Kerrie Kramer Greenberg Traugott Escrow #: _____

Address: 3773 Howard Hughes Pkwy. #400

City: Las Vegas State: NV Zip: 89169

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SIGNATURE PAGE

WMC III Associates, LLC;

By IMC Manager, LLC;

Authorized Signatory

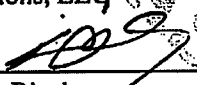
By:



Kim Rieck
General Counsel

WMC Pavilions, LLC;

By:



Kim Rieck
Secretary and General Counsel

RECEIVED
SEP 15 2014
COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 139-33-511-004
b. 139-27-410-605
c. _____
d. _____

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ _____

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

c. Transfer Tax Value: \$ _____

d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: to correct APN, legal description, add
EXEMPTIONS ON INST # 2041022-0001233

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Representative

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: WMC LLC Associates, LLC
Address: 495 S. Grand Central Pkwy 2203
City: Las Vegas
State: NV Zip: 89106

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: WMC Pavilion, LLC
Address: Same
City: _____
State: _____ Zip: _____

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

Print Name: Kerrie Kramor Escrow # _____
Address: 3773 Howard Hughes Pkwy 400
City: Las Vegas State: NV Zip: 89169

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED