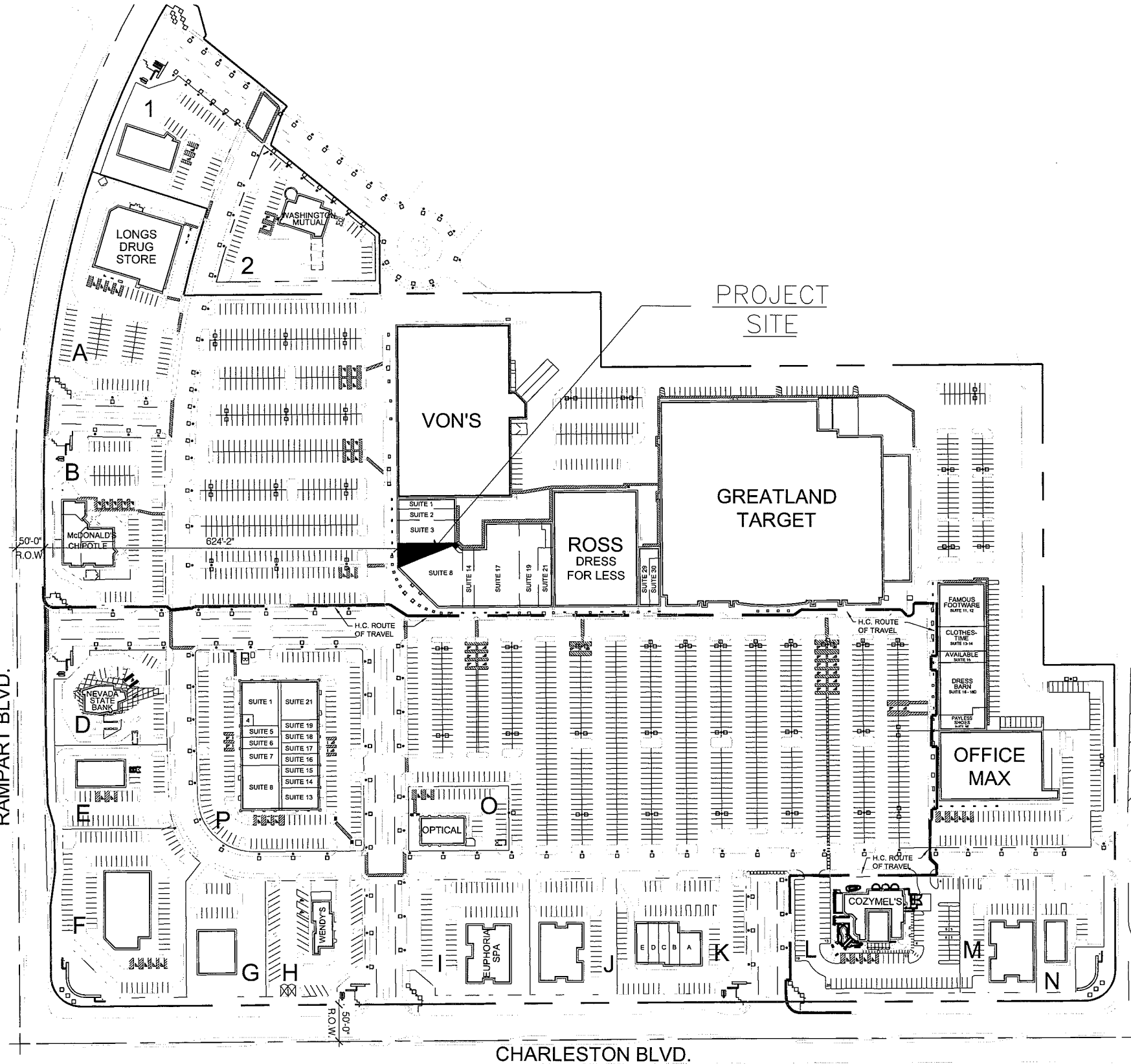




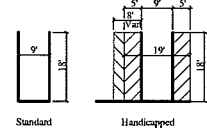
Site Plan

SITE INFORMATION

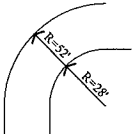
ZONING	Assessor Parcel No:	
PD - Planned Development District	138-32-723-001	
AREA (Approximate)		
Net Area:	875,400 sf	20.10 acres
BUILDING AREA		

Bldg A	466,510 gsf
--------	-------------

Total Retail Area	443,050 gsf
-------------------	-------------



Typical Parking Spaces



Typical Turning Radius



Proposed Perimeter CMU Wall Detail



Vicinity Map

PARKING REQUIREMENTS

Retail Required:	1 per 250 sf	466,510/250 = 1,866
Office Required:	1 per 250 sf	315,000/250 = 1,260
Hotel Required:	1 per Guestroom	129 Rooms = 129

Total Parking Required:	1,866
-------------------------	-------

Total Provided:	2,739
-----------------	-------

Parking Ratio:	3.23 per 1000	1 per 309
H.C. Parking Required:	20 + 1739/100	38
H.C. Parking Provided:		47
Loading Spaces Required:	3 + (813200-50000)/100000	12
Loading Spaces Provided:		13

SETBACKS

Front:	20 ft
Side:	10 ft
Corner:	15 ft
Rear:	20 ft
Landscape on Rampart	Dedicated 15 ft
Landscape on Alta	Dedicated 15 ft

BUILDING HEIGHT

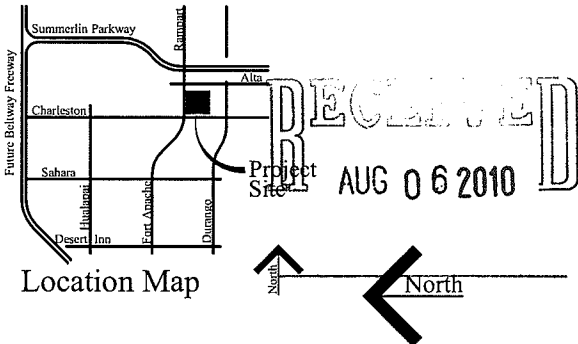
Maximum Allowed:	No Limit
Provided:	1 to 9-Story - 190 ft

BUILDING COVERAGE

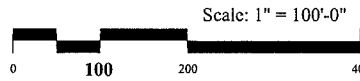
Maximum Allowed:	50 %
Provided:	44 %

LANDSCAPE AREA (Approximate)

Provided:	200,000 / 875,400 = 22.8 %
-----------	----------------------------



Location Map



PROJECT No. 710011 August 6, 2010

Advanced Animal Care Hospital

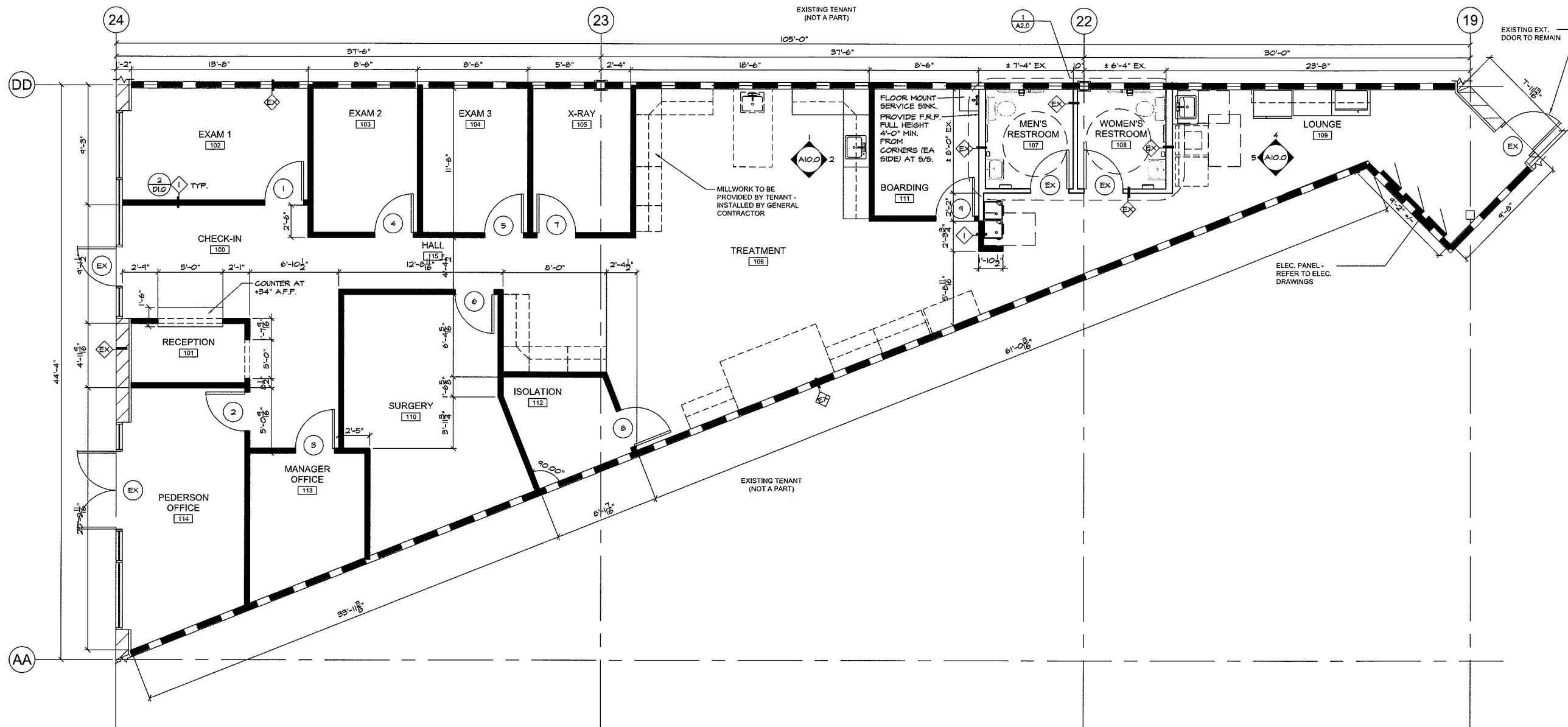
Las Vegas, Nevada

SUP-39111

Perlman
DESIGN GROUP

ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

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FLOOR PLAN

SCALE : 1/4"=1'-0"



FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXTERIOR OR INTERIOR WALL, NON RATED WITH 3/8" MTL. STUDS @ 16" O.C. MAXIMUM, SEE PLAN FOR TYPE.
- DOOR, SEE SCHEDULE
- WALL TYPE, SEE SHT. D-1

GENERAL FLOOR PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
- FINISH FLOOR ELEVATION SHOWN IS FOR REFERENCE. ONLY SEE CIVIL DRAWINGS FOR ALL GRADING, FINISH FLOOR, AND CURB ELEVATIONS.

Description

By

Date

Rev

**ADVANCED ANIMAL
CARE HOSPITAL
TENANT IMPROVEMENT
BOCA PARK MARKETPLACE**
8800 W. CHARLESTON BLVD. SUITE 6
LAS VEGAS, NV 89117

Drawn/Checked By

PDG

Date

JULY 23, 2008

Project Number

710013

Sheet Name and Number
FLOOR PLAN

A1.0

SUP-39111

R 2D
AUG 06 2010

Rev	Date	By	Description

RECEIVED
AUG 06 2010
SUP-39111

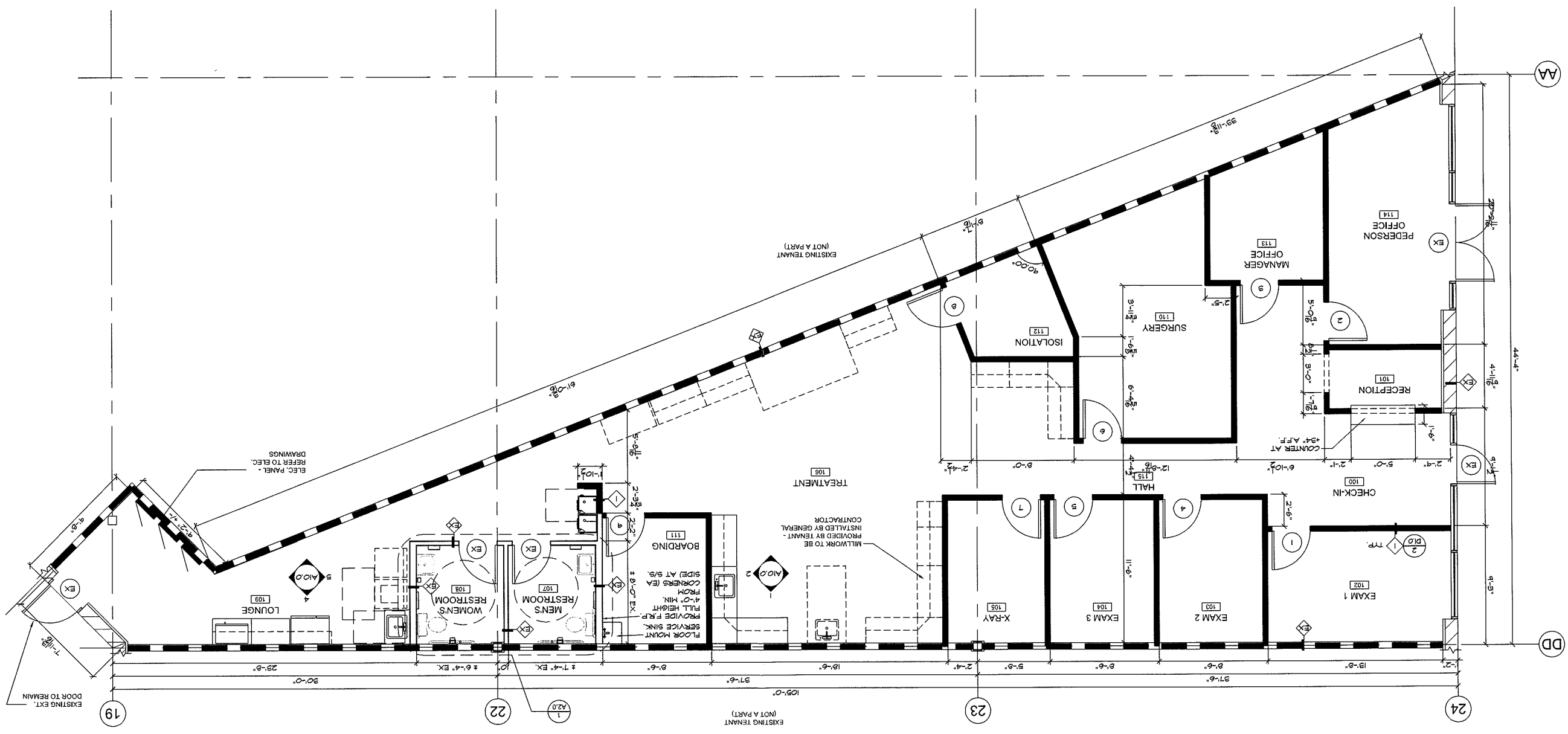
GENERAL FLOOR PLAN NOTES

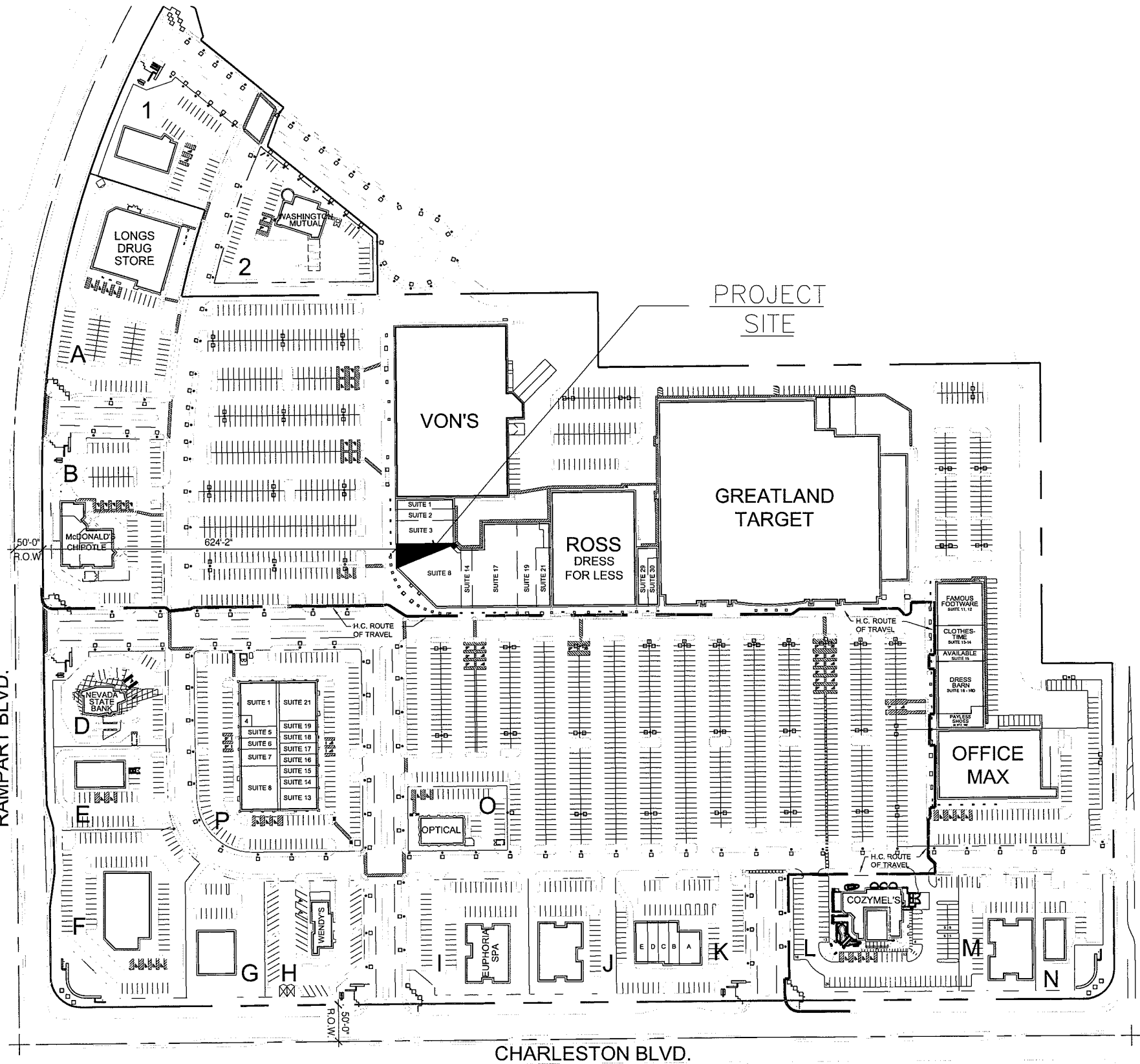
1. ALL DIMENSIONS ARE TO FACE OF STUD, UNO.
2. FINISH FLOOR ELEVATION SHOWN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL GRADING, FINISH FLOOR, AND CURB ELEVATIONS.

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- DOOR, SEE SCHEDULE
- WALL TYPE, SEE SHT. D-1

FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH

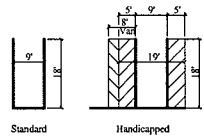




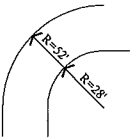
Site Plan

SITE INFORMATION

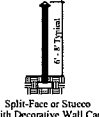
ZONING	PD - Planned Development District	Assessor Parcel No: 138-32-723-001
AREA (Approximate)	Net Area: 875,400 sf	20.10 acres
BUILDING AREA	Bldg A	466,510 gsf



Typical Parking Spaces



Typical Turning Radius



Proposed Perimeter CMU Wall Detail



Vicinity Map

Total Retail Area	443,050 gsf
-------------------	-------------

PARKING REQUIREMENTS

Retail Required:	1 per 250 sf	466,510/250 = 1,866
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Hotel Required:	1 per Guestroom	129 Rooms = 129

Total Parking Required:	1,866
-------------------------	-------

Total Provided:	2,739
-----------------	-------

Parking Ratio:	3.23 per 1000	1 per 309
H.C. Parking Required:	20 + 1739/100	38
H.C. Parking Provided:		47
Loading Spaces Required:	3 + (813200-50000)/100000	12
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Front:	20 ft
Side:	10 ft
Corner:	15 ft
Rear:	20 ft
Landscape on Rampart	Dedicated 15 ft
Landscape on Alta	Dedicated 15 ft

BUILDING HEIGHT

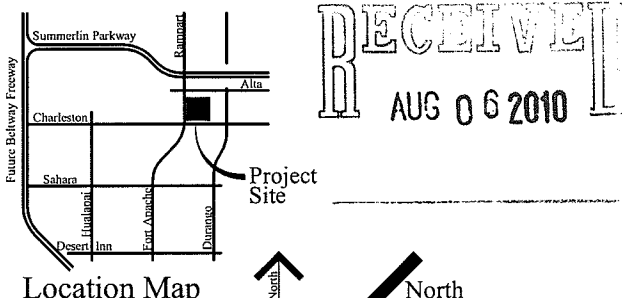
Maximum Allowed:	No Limit
Provided:	1 to 9-Story - 190 ft

BUILDING COVERAGE

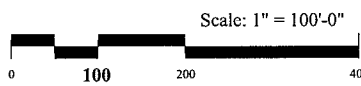
Maximum Allowed:	50 %
Provided:	44 %

LANDSCAPE AREA (Approximate)

Provided:	200,000 / 875,400 = 22.8 %
-----------	----------------------------



Location Map



PROJECT No. 710011 August 6, 2010

Advanced Animal Care Hospital

Las Vegas, Nevada

SUP-39111

Perlman
DESIGN GROUP

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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

AVERAGE
QA VALUE
35

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

MAP LEGEND

PARCEL BOUNDARY 001

SUBD BOUNDARY 1.00

ROAD EASEMENT 202

PM/LD BOUNDARY PB 25-45

NON-PARCEL LOT LINE 5

MATCH LINE / LEADER LINE 5

ROAD ID NUMBER GL5

PARCEL NUMBER ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

BOOK T20S R60E

SEC 32

MAP S 2 SW 4

138-32-4

R59E	R60E	R61E
T19S 126	125	124
T20S 137	138	139
T21S 164	163	162

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

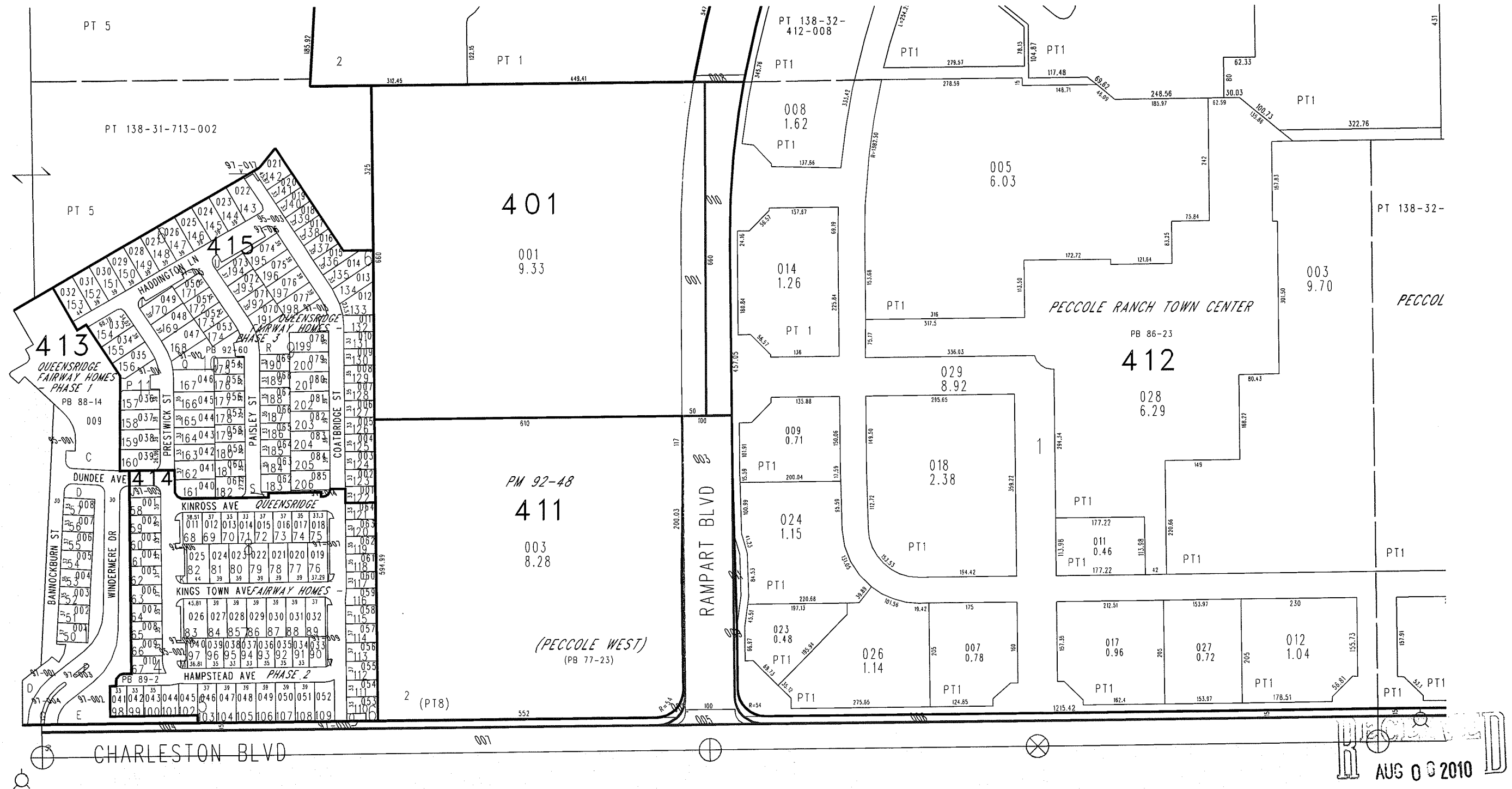
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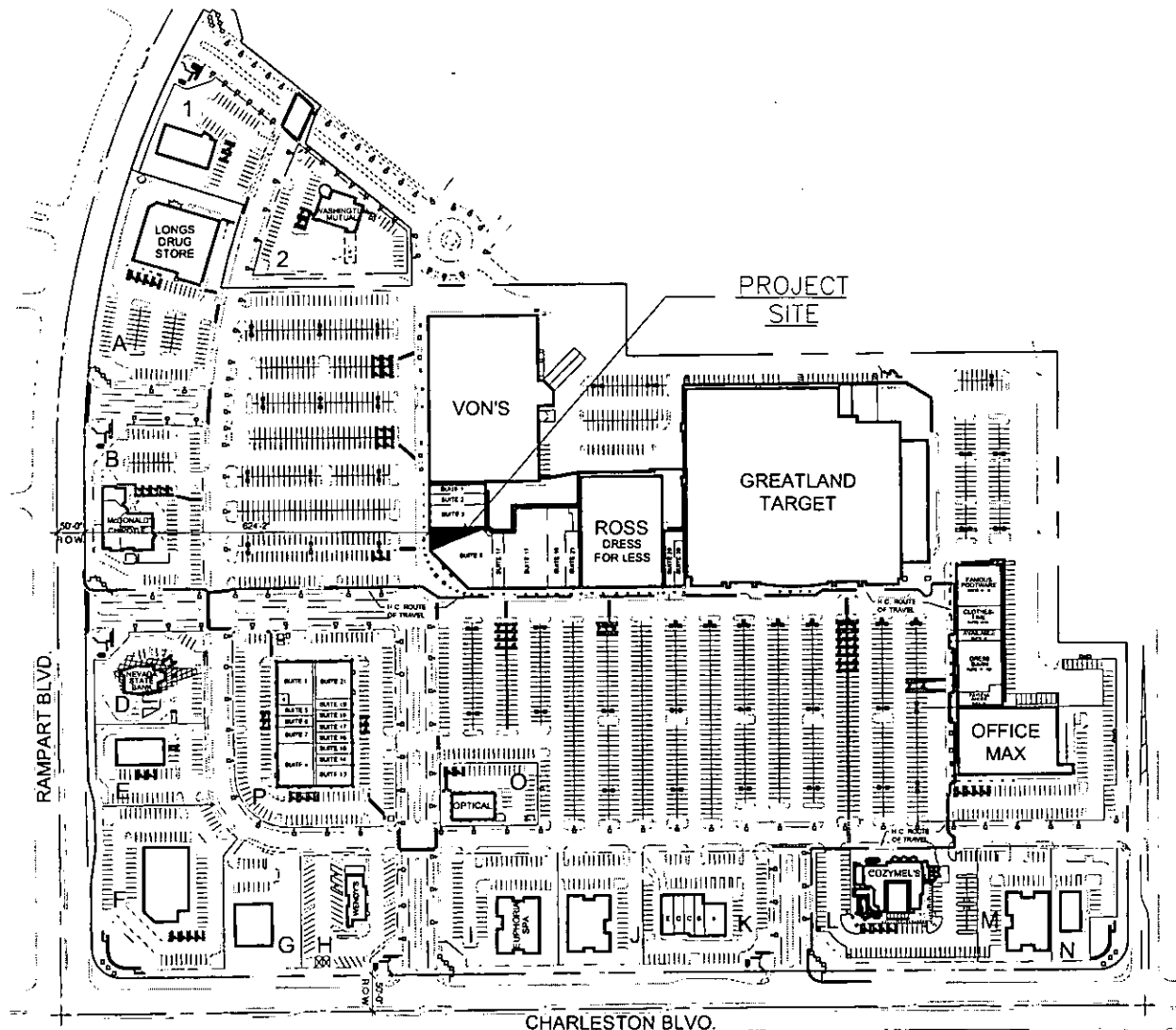
Rev: 06/23/06

CLARK COUNTY

ASSASSOR

CLARK COUNTY





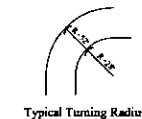
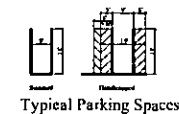
Site Plan

SITE INFORMATION

ZONING
PD - Planned Development District
AREA (Approximate)
Net Area: 875,400 sf
BUILDING AREA
Bldg A 466,510 gsf

Assessor Parcel No:
138-32-723-001

Total Retail Area	443,050 gsf
-------------------	-------------



PARKING REQUIREMENTS

Retail Required: 1 per 250 sf 466,510/250 = 1,866
Office Required: 1 per 250 sf 315,000/250 = 1,260
Hotel Required: 1 per 1000 sqft 129 Rooms = 129

Total Parking Required:	1,866
-------------------------	-------

Total Provided:	2,739
-----------------	-------

Parking Ratio: 3.23 per 1000 1 per 309
H.C. Parking Required: 38 x 1790 ft = 38
H.C. Parking Provided: 47
Loading Spaces Required: 1 x 15000 Square Footage = 12
Loading Spaces Provided: 13

SETBACKS

Front: 20 ft
Side: 10 ft
Corner: 15 ft
Rear: 20 ft
Landscape on Rampart: Dedicated 15 ft
Landscape on Allis: Dedicated 15 ft

BUILDING HEIGHT

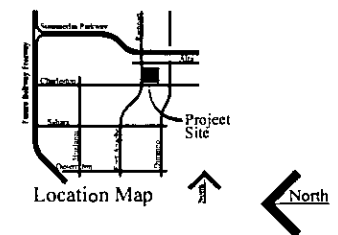
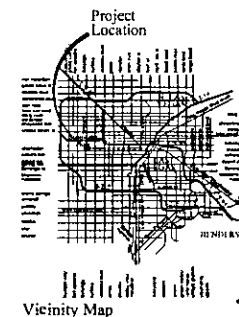
Maximum Allowed: No Limit
Provided: 1 to 9-Story - 190 ft

BUILDING CDVERAGE

Maximum Allowed: 50 %
Provided: 44 %

LANDSCAPE AREA (Approximate)

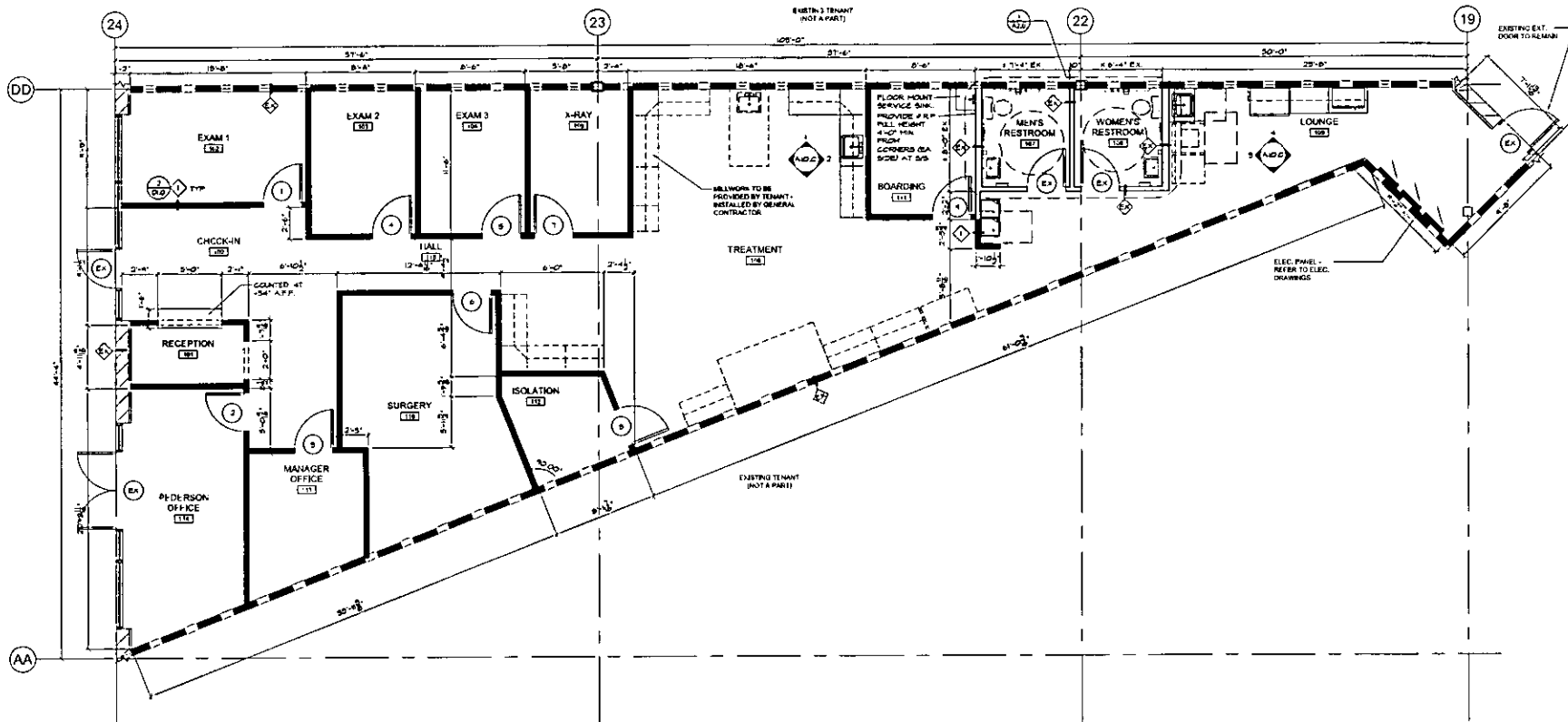
Provided: 200,000 sqft - 22.9 %



Scale: 1" = 100'-0"

Advanced Animal Care Hospital
Las Vegas, Nevada

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LAS VEGAS • 800.133A.E • NEWPORT BEACH
AUG 06 2010
SUP-39111



DD

AA

FLOOR PLAN

SCALE: 1/4"=1'-0"



FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXTERIOR OR INTERIOR WALL, NON RATED WITH DET. HTL. STUDS 4" X 12" O.C. MAXIMUM. SEE PLAN FOR TYPE.
	DOOR, SEE SCHEDULE
	WALL TYPE, SEE SHT. D-1

GENERAL FLOOR PLAN NOTES	
1.	ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2.	FLOOR FINISH ELEVATION SHOWN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL GRADING, FINISH FLOOR AND CURB ELEVATIONS.

Description

By

Date

Rev

**ADVANCED ANIMAL
CARE HOSPITAL
TENANT IMPROVEMENT
BOCA PARK MARKETPLACE**
8800 W. CHARLESTON BLVD., SUITE 6
LAS VEGAS, NV 89117

Drawn/Checked By

PDG

Date

JULY 23, 2008

Project Number

710013

Sheet Name and Number

FLOOR PLAN

SUP-39111

RECEIVED
AUG 06 2010
A1.0

Carman Burney

From: Steve Gebeke
Sent: Friday, August 06, 2010 2:42 PM
To: Carman Burney
Subject: SUP-39111 conditions

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Animal Hospital, Clinic, Or Shelter Without Outside Pens use.
2. Conformance to the approved conditions for Special Use Permit (SUP-2407).
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity at the new location. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, 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 Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by all property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations		
☒	☐	Full size, rolled, color copy of all plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>0</u> \$ <u>0</u> Total = \$ <u>500.00</u>		
☒	☐	Assessor Parcel Map		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
☒	☐	Copy of Business Licenses (Owner, Applicant, Representative)		
SITE PLAN Folded Plans: <u>6</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		All plans to be black & white
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All 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		
☐	☒	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	All property lines and present dimensions labeled		
☐	☒	All required perimeter landscape planters shown		
☐	☒	All required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of all buildings		
☒	☐	All building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	All wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: <u>1</u> Rolled Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	All building entrances/exits shown		
☒	☐	Use of all 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: James G. Hildsaff Application Type: Special Use Permit (Min)
 APN: 138-32-412-028 Location: 8800 W. Charleston Blvd
 Planner: B. S. Pre-App Meeting Date: 8/6/10 Earliest PC Date: N/A

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

August 6, 2010

Mr. James Grindstaff
9440 West Sahara Avenue, Suite #240
Las Vegas, Nevada 89117

**RE: SUP-39111 - ADMINISTRATIVE SPECIAL USE PERMIT
MINOR REVIEW CYCLE - SEPTEMBER 2010**

Dear Mr. Grindstaff:

Your request for a Minor Amendment of a previously approved Special Use Permit (SUP-2407) TO RELOCATE AN EXISTING 2,100 SQUARE-FOOT ANIMAL HOSPITAL, CLINIC, OR SHELTER WITHOUT OUTSIDE PENS USE TO A 2,550 SQUARE-FOOT BUILDING WITHIN THE SAME PARCEL at 8800 W Charleston Boulevard, Suite #6 (APN 138-32-412-028), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Animal Hospital, Clinic, Or Shelter Without Outside Pens use.
2. Conformance to the approved conditions for Special Use Permit (SUP-2407).
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity at the new location. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, 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 Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

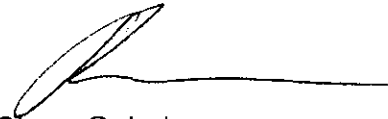


Mr. James Grindstaff
SUP-39111 - Page Two
August 6, 2010

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

This action by the Planning and Development Department staff on August 6, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. James Grindstaff
Boca Park Market Place
9440 West Sahara Avenue, Suite #240
Las Vegas, Nevada 89117



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

August 6, 2010

Mr. James Grindstaff
9440 West Sahara Avenue, Suite #240
Las Vegas, Nevada 89117

**RE: SUP-39111 - ADMINISTRATIVE SPECIAL USE PERMIT
MINOR REVIEW CYCLE - SEPTEMBER 2010**

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Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. James Grindstaff
Boca Park Market Place
9440 West Sahara Avenue, Suite #240
Las Vegas, Nevada 89117

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-39111

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

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

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

SUP
08/06/2010

Report Date 08/06/2010 02:24 PM

Submitted By

Page 1

A/P # 39111 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/06/2010 13:29	982998	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

SUP-39111 - SPECIAL USE PERMIT - MINOR REVIEW - APPLICANT/OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC - Request for a Minor Amendment of a previously approved Special Use Permit (SUP-2407) TO RELOCATE AN EXISTING 2,100 SQUARE-FOOT ANIMAL HOSPITAL, CLINIC, OR SHELTER WITHOUT OUTSIDE PENS USE TO A 2,550 SQUARE-FOOT BUILDING WITHIN THE SAME PARCEL at 8800 W Charleston Boulevard, Suite #6 (APN 138-32-412-028), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Parent A/P # 2407
Project # 39111 Project/Phase Name ADVANCED ANIMAL CARE HOSPITAL Phase #
Size/Area 0.00 Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13832412028

Location

Owner/Tenant

Contact ID AC1195266 Name BOCA PARK MARKETPLACE L V L L C
Mailing Address 9440 W SAHARA AVE #240 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89117-8821 Country ☐ Foreign
Day Phone (702)430-5800 x Evening Phone
Fax (702)430-5810 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

8800 W CHARLESTON BLVD 1
LAS VEGAS, 89145-

8802 W CHARLESTON BLVD
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 3
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 4
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 5
LAS VEGAS, 89145-

Report Date 08/06/2010 02:24 PM

Submitted By

Page 2

Address

Parcel Link

A/P Link

8800 W CHARLESTON BLVD 6
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 7
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 8
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 9
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 10
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 11
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 12
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 13
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 14
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 15
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 16
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 17
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 18
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 19
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 20
LAS VEGAS, 89145-

Report Date 08/06/2010 02:24 PM

Submitted By

Page 3

Address

Parcel Link

A/P Link

8800 W CHARLESTON BLVD 21
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 22
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 23
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 24
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 25
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 26
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 27
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 28
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 29
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 30
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD
LAS VEGAS, 89145-

8800 W CHARLESTON BLVD 2
LAS VEGAS, 89145-

A/P Addresses

No Dther Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 08/06/2010 02:24 PM

Submitted By

Page 4

A/P Linked Parcels

13832412028

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1195266 ☐ Foreign
Effective Expire
Name BOCA PARK MARKETPLACE L V L L C
Day Phone (702)430-5800 x Eve Phone Organization
Pager PIN # Position
Fax (702)430-5810 Mobile Profession
E-Mail
Address 9440 W SAHARA AVE #240
LAS VEGAS, NV 89117-8821
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

<u>Project #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>	<u>Relation</u>
------------------	-----------------	---------------	--------------	-----------------

No children exist for this project

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
---------------------------	--------------------	------------------	---------------	-----------------

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? N Will this go to the City Council? Hearing Type
Project of Regional Significance? Public or Admin? ADMIN
N Parent Project link required? Is there a condition of approval for a Required Review? N
Type of Use If yes, when does it need to be reviewed?
ANIMAL HOSPITAL,CLINIC, OR SHELTER WITHOUT OUTSIDE PENS
N Is this an Alcohol related Use? Staff Recommendation

Meeting Information

<u>Meeting Date</u>	<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>
09/23/2010	ADMIN	SCHEDULED	0	0
0	JMARSHALL	08/06/2010		

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
----------------------	--------------	-----------------	---------------	--------------

No children exist for this project

Report Date 08/06/2010 02:24 PM

Submitted By

Page 5

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
--------------------	-------------	--------------	-----------	-----------------

No Employee Entries

<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>					
<u>Comments</u>					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	08/06/2010 13:43		0.00
	JALMES GRINDSTAFF, 702.430.5800, BOCA PARK MARKET PLACE LLC CK 7597				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Administrative Special Use Permit
 Project Address (Location) 8800 W. Charleston Blvd Suite 6
 Project Name Advanced Animal Care Hospital Proposed Use Vet
 Assessor's Parcel #(s) 138-32-412-028 Ward #
 General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1
 Commercial Square Footage 2,550 s.f. Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information Relocation of the Vet within the same building from suite 2 to suite 6

PROPERTY OWNER See attached sheet Contact James Grindstaff
 Address 9440 W. Sahara Ave Suite 240 Phone: (702) 430-5800 Fax: (702) 430-5810
 City Las Vegas State NV Zip 89117
 E-mail Address james.grindstaff@triplefive.com

APPLICANT See attached sheet Contact James Grindstaff
 Address 9440 W. Sahara Ave Suite 240 Phone: (702) 430-5800 Fax: (702) 430-5810
 City Las Vegas State NV Zip 89117
 E-mail Address james.grindstaff@triplefive.com

REPRESENTATIVE Boca Park Market Place Contact James Grindstaff
 Address 9440 W. Sahara suit 240 Phone: (702) 430-5800 Fax: (702) 430-5810
 City Las Vegas State NV Zip 89117
 E-mail Address james.grindstaff@triplefive.com

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 Jeffrey P. Dragovich

Subscribed and sworn before me

This 6 day of Aug, 20 10.

[Signature: Shelley Barrett]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39111</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$500.00</u>
Date Received:*	<u>8-6-10</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.

Boca Park Marketplace

City of Las Vegas
Planning and Development
271 S. Fourth Street
Las Vegas, Nevada 89101

August 6, 2010

RE: Application for Special Use Permit (minor deviation)

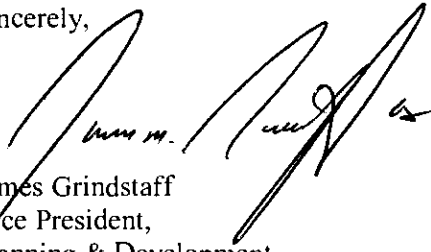
On behalf of the applicant Boca Park Marketplace Syndications Group, LLC please accept this application for a Minor Modification to The existing use permit for the Boca Park Advanced Animal care Hospital located at 8800 W. Charleston Blvd. This tenant will be relocating from Suite 2 to Suite 6.

Boca Park marketplace is located at the corner of Charleston Boulevard and Rampart Boulevard.

There are no other changes in the status of the use permit.

Attached to this letter are the site plan and floor plan as required by the pre-application conference request form. No changes to landscape will be made as part of this application and such no landscape plan is attached.

Sincerely,



James Grindstaff
Vice President,
Planning & Development

SUP-39111



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39111** APN: 138-32-412-028

Name of Property Owner: Boca Park Marketplace Syndications Group, LLC

Name of Applicant: Boca Park Marketplace LV Syndications Group MM, LLC

Name of Representative: James Grindstaff

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

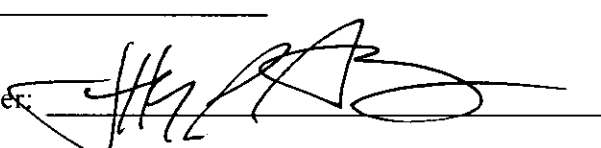
☒ No

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): _____

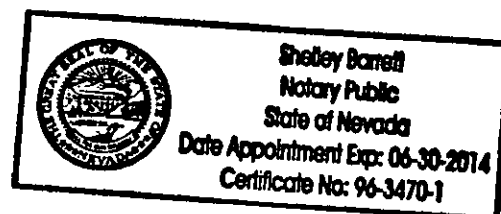
APN: _____

Signature of Property Owner: 

Print Name: Jeffrey P. Dragovich

Subscribed and sworn before me

This 6 day of Aug, 2010
Shelley Barrett
Notary Public in and for said County and State





CITY OF LAS VEGAS
DEPARTMENT OF BUILDING & SAFETY
PERMIT APPLICATION

BAR CODE HERE

TYPE OR PRINT (BLACK INK ONLY)

Project # 169186-C-10

Parent Project # _____

FOR: ☒ Commercial & Public Structures ☐ Single Family Residence

WORK DESCRIPTION: Veterinary T.I.

PERMITS REQUESTED: ☒ Building ☐ Mechanical Val _____
☐ Plumbing Val _____ ☐ Electrical Val _____

TOTAL VALUATION: \$ 62,000

ADDRESS: 8800 W. Charleston Boulevard, Suite 2, LV, NV ZIP 89117

OWNER/BUILDER NAME: Boca Park Market Place LV, LLC

CONTRACTOR: CityWide

PROJECT/BUSINESS NAME: Advanced Animal Care Hospital

CONTACT PHONE NO.: 702.202.3571 CONTACT FAX NO.: 702.202.3147

STATE CONTRACTOR LICENSE NO.: _____ CITY BUSINESS LICENSE NO.: _____

PARCEL NO.: 138-32-412-028 ZONE: _____

LOT(s): _____ BLOCK: _____ SUBDIVISION: _____

OCCUPANCY GROUP: B USE: Animal Hospital CONST. TYPE: V-B

SQUARE FT OF FLOOR AREAS: 1st 2,550 2nd N/A 3rd N/A Garage N/A

Patio N/A Balcony N/A Total 2,550 No. of Units N/A No. of Stories 1

SPECIAL CONDITIONS: _____

I state that the information I have supplied on this application is true and correct. By signing this application, I agree to comply with all conditions as noted on this permit.

Contractor or Agent / Owner _____ Date _____

Planning Department _____ Date _____

Land Development/Flood Control Engr. _____ Date _____

Fire Department _____ Date _____

Building Department _____ Date _____

TOTAL PERMIT FEE: \$ _____

PRE-PAID: Plan Review \$ 266.00
PRE-PAID: Zoning \$ 20.00
EXPRESS TOTAL \$ 500.00

PAID

AUG 05 2010

150499

Development Services Center

**Permit Expires 180 Days After
Abandonment of Work**

Permits expire when no inspection has been requested for any 180-day period after the permit has been issued.

786.00



ROSS MILLER
Secretary of State
204 North Carson Street, Suite 1
Carson City, Nevada 89701-4620
(775) 684 6708
Website: www.nvsos.gov

Certificate of Amendment
(PURSUANT TO NRS 78.385 AND 78.390)

Filed in the office of	Document Number
	20090810682-16
Ross Miller	Filing Date and Time
Secretary of State	11/13/2009 9:32 AM
State of Nevada	Entity Number
	E0378302005-0

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Amendment to Articles of Incorporation
For Nevada Profit Corporations
(Pursuant to NRS 78.385 and 78.390 - After Issuance of Stock)

1. Name of corporation:

Boca Park Marketplace LV MM, Inc.

2. The articles have been amended as follows: (provide article numbers, if available)

Article 1: The name of the company is Boca Marketplace LV Syndications Group MM, Inc.

3. The vote by which the stockholders holding shares in the corporation entitling them to exercise a least a majority of the voting power, or such greater proportion of the voting power as may be required in the case of a vote by classes or series, or as may be required by the provisions of the articles of incorporation* have voted in favor of the amendment is:

unanimous

4. Effective date of filing: (optional)

(must not be later than 90 days after the certificate is filed)

5. Signature: (required)

X 

Signature of Officer

*If any proposed amendment would alter or change any preference or any relative or other right given to any class or series of outstanding shares, then the amendment must be approved by the vote, in addition to the affirmative vote otherwise required, of the holders of shares representing a majority of the voting power of each class or series affected by the amendment regardless to limitations or restrictions on the voting power thereof.

IMPORTANT: Failure to include any of the above information and submit with the proper fees may cause this filing to be rejected.

This form must be accompanied by appropriate fees.

Nevada Secretary of State Amend Profit After
Revised: 3-8-09

STATE OF NEVADA

ROSS MILLER
Secretary of State



SCOTT W. ANDERSON
Deputy Secretary
for Commercial Recordings

OFFICE OF THE
SECRETARY OF STATE

Certified Copy

November 13, 2009

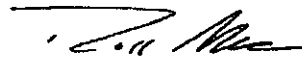
Job Number: C20091123-2222
Reference Number:
Expedite:
Through Date:

The undersigned filing officer hereby certifies that the attached copies are true and exact copies of all requested statements and related subsequent documentation filed with the Secretary of State's Office, Commercial Recordings Division listed on the attached report.

Document Number(s)	Description	Number of Pages
20090810682-16	Amendment	1 Pages/1 Copies



Respectfully,


ROSS MILLER
Secretary of State

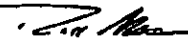
Certified By: Robert Sandberg
Certificate Number: C20091123-2222
You may verify this certificate
online at <http://www.nvsos.gov/>

Commercial Recording Division
202 N. Carson Street
Carson City, Nevada 89701-4069
Telephone (775) 684-5708
Fax (775) 684-7138



ROSS MILLER
Secretary of State
204 North Carson Street, Suite 1
Carson City, Nevada 89701-4520
(775) 684 5708
Website: www.nvsos.gov

**Amendment to
Articles of Organization**
(PURSUANT TO NRS 86.221)

Filed in the office of  Ross Miller Secretary of State State of Nevada	Document Number 20090810630-99 Filing Date and Time 11/13/2009 9:32 AM Entity Number E0378722005-0
--	--

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Amendment to Articles of Organization
For a Nevada Limited-Liability Company
(Pursuant to NRS 86.221)

1. Name of limited-liability company:

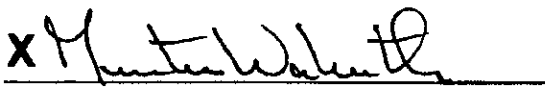
Boca Park Marketplace LV, LLC

2. The company is managed by: ☒ **Managers** **OR** ☐ **Members**
(check only one box)

3. The articles have been amended as follows: (provide article numbers, if available)*

Article 1: The name of the company is Boca Park Marketplace Syndications Group, LLC

4. Signature (must be signed by at least one manager or by a managing member):

x 
Signature

- * 1) If amending company name, it must contain the words "Limited-Liability Company," "Limited Company," or "Limited," or the abbreviations "Ltd.," "L.L.C.," or "L.C.," "LLC" or "LC." The word "Company" may be abbreviated as "Co."
2) If adding managers, provide names and addresses.

FILING FEE: \$175.00

IMPORTANT: Failure to include any of the above information and submit with the proper fees may cause this filing to be rejected.

This form must be accompanied by appropriate fees.

Nevada Secretary of State 86.221 D LLC Amendment
Revised: 3-13-09

STATE OF NEVADA

ROSS MILLER
Secretary of State



SCOTT W. ANDERSON
Deputy Secretary
for Commercial Recordings

OFFICE OF THE
SECRETARY OF STATE

Certified Copy

November 13, 2009

Job Number: C20091123-2140
Reference Number:
Expedite:
Through Date:

The undersigned filing officer hereby certifies that the attached copies are true and exact copies of all requested statements and related subsequent documentation filed with the Secretary of State's Office, Commercial Recordings Division listed on the attached report.

Document Number(s)	Description	Number of Pages
20090810630-99	Amendment	1 Pages/1 Copies



Respectfully,

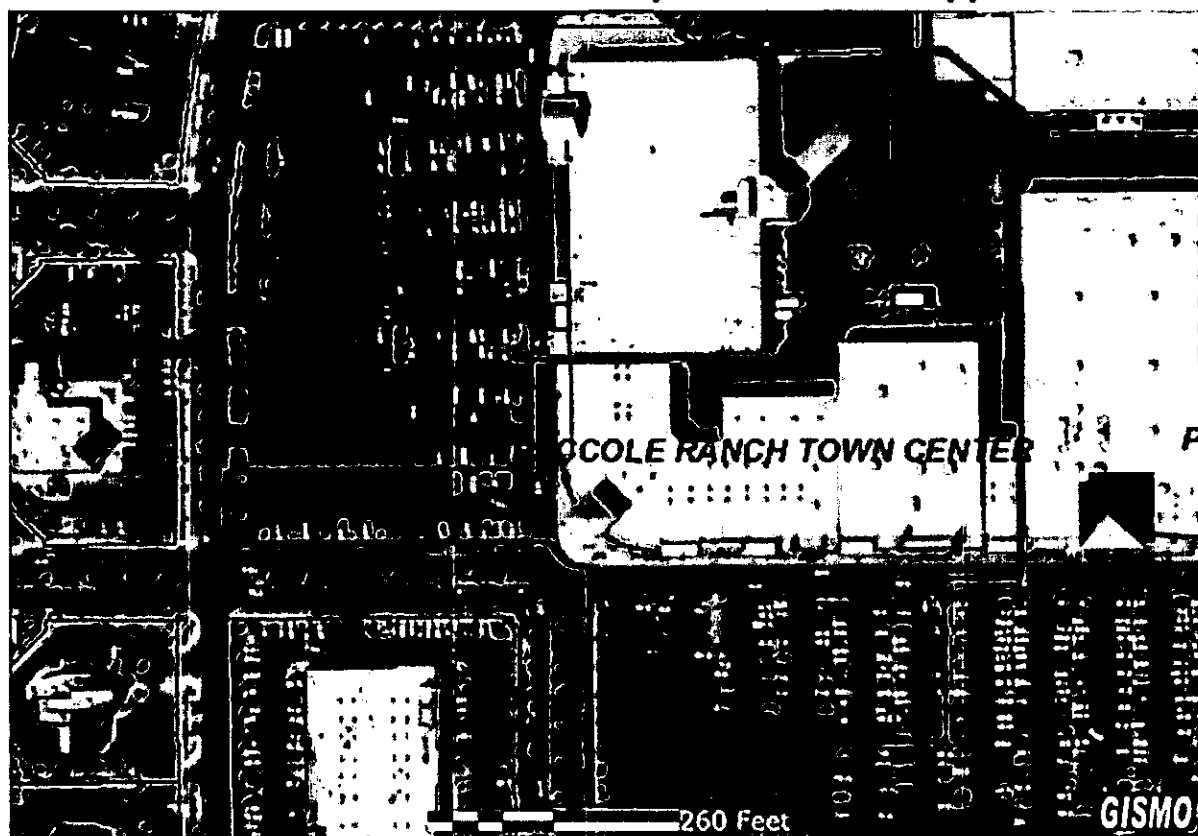
A handwritten signature of Ross Miller in black ink.

ROSS MILLER
Secretary of State

Certified By: Robert Sandberg
Certificate Number: C20091123-2140
You may verify this certificate
online at <http://www.nvsos.gov/>

Commercial Recording Division
202 N. Carson Street
Carson City, Nevada 89701-4069
Telephone (775) 684-5708
Fax (775) 684-7138

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date Created: 8/6/2010

Property Information

Parcel:	13832412028
Owner Name(s):	BOCA PARK MARKETPLACE L V L L C
Site Address:	8802 W CHARLESTON BLVD
Jurisdiction:	Las Vegas - 89145
Zoning Classification:	Limited Commercial District (C-1)

Misc Information

Subdivision Name:	PECCOLE RANCH TOWN CENTER		
Lot Block:	Lot:1 Block:1	Construction Year:	2001
Sale Date:	00/0000	T-R-S:	20-60-32
Sale Price:	\$0	Census Tract:	3225
Recorded Doc Number:	2005070705217	Estimated Lot Size:	6.29

Elected Officials

Commission District:	C - LARRY BROWN	City Ward:	2 - STEVE WOLFSON
US Senate:	JOHN ENSIGN, HARRY REID	US Congress:	01 - SHELLEY BERKLEY
State Senate:	8 - BARBARA K. CEGAVSKE	State Assembly:	3 - PEGGY PIERCE
School District:	E - TERRI JANISON	University Regent:	7 - RAY RAWSON
Board of Education:	2 - ANTHONY RUGGIERO	Minor Civil Division:	Las Vegas Township

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Center](#)[Online
Services](#)
[My Data Reports](#) | [Business Entity Search](#) | [Login \(File Annual Lists\)](#) | [Login \(Data Reports\)](#)
BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP MM, INC[New Search](#)[Printer Friendly](#)[Calculate List Fees](#)**Business Entity Information**

Status:	Active	File Date:	6/15/2005
Type:	Domestic Corporation	Entity Number:	E0378302005-0
Qualifying State:	NV	List of Officers Due:	6/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20051380577	Business License Exp:	6/30/2011

Registered Agent Information

Name:	LIONEL SAWYER & COLLINS, LTD.	Address 1:	300 SOUTH FOURTH STREET SUITE 1700
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

[View all business entities under this registered agent](#)**Financial Information**

No Par Share Count:	25,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers**Director - MARTIN WALRATH**

Address 1:	300 S. FOURTH STREET	Address 2:	SUITE 1700
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	
Status:	Active	Email:	

Treasurer - MARTIN WALRATH

Address 1:	300 S. FOURTH STREET	Address 2:	SUITE 1700
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	
Status:	Active	Email:	

President - MARTIN WALRATH			
Address 1:	300 S. FOURTH STREET	Address 2:	SUITE 1700
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	
Status:	Active	Email:	
Secretary - JEFFREY P DRAGOVICH 7			
Address 1:	300 S. FOURTH STREET	Address 2:	SUITE 1700
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	
Status:	Active	Email:	

Actions\Amendments[Click here to view 11 actions\amendments associated with this company](#)[Information Center](#) | [Election Center](#) | [Business Center](#) | [Licensing Center](#) | [Securities Center](#) | [Online Services](#) | [Contact Us](#) | [Sitemap](#)

101 N Carson Street Suite 3 Carson City, NV 89701 | (775) 684-5708
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BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC

Business Entity Information

Status:	Active	File Date:	6/15/2005
Type:	Domestic Limited-Liability Company	Entity Number:	E0378722005-0
Qualifying State:	NV	List of Officers Due:	6/30/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20051380045	Business License Exp:	6/30/2011

Registered Agent Information

Name:	LIONEL SAWYER & COLLINS, LTD.	Address 1:	300 SOUTH FOURTH STREET SUITE 1700
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
---------------------	---	-----------------	------

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP MM INC 7			
Address 1:	300 S. FOURTH STREET	Address 2:	SUITE 1700
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20050233595-34	# of Pages:	3
File Date:	6/15/2005	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050252777-37	# of Pages:	1
File Date:	6/27/2005	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20060474226-93	# of Pages:	1
File Date:	7/24/2006	Effective Date:	
(No notes for this action)			

20050707-0005217

9
A.P.N.: 138-32-412-028, 138-32-412-018, and 138-32-818-005, 138-32-818-010 and 138-32-412-029 and 138-32-412-027
File No: NCS-162792-PVL (mb)
R.P.T.T.: Exemption 8

Fee: \$22.00 RPTT: EX#001
N/C Fee: \$0.00

07/07/2005 15:01:01
T20050123264

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD

6
Frances Deane JYB
Clark County Recorder Pgs: 9

When Recorded Mail To: Mail Tax Statements To:
Boca Park Marketplace LV, LLC
9510 W. Sahara Ave., #200
Las Vegas, NV 89117

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Charleston Associates LLC, a Delaware Limited Liability Company; Boca Park Marketplace LLC, a Nevada Limited Liability Company and Boca Park Parcels, LLC, a Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

Boca Park Marketplace LV, LLC, a Nevada Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

Parcel I:

Being a portion of Lot 1, Block 1 of that Commercial Subdivision known as "Peccole Ranch Town Center" on file in the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats at Page 23, located within the South Half (S 1/2) of Section 32, Township 20 South, Range 60 East, M.D.B. & M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Beginning at the most Easterly Northeast corner of Pad 1, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 103 of Surveys, at Page 06; thence North 89°26'21" East, 62.59 feet; thence South 50°44'54" East 135.86 feet to the boundary line of Pad 9, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 98 of Surveys, at Page 37; thence along the boundary line of said Pad 9 through its various courses as follows: South 89°26'21" West 41.35 feet; thence South 00°33'39" East, 157.83 feet; thence North 89°26'21" East, 10.00 feet; thence South 00°33'39" West, 301.50 feet; thence South 89°26'21" West 80.43 feet; thence South 00°33'39" East, 168.22 feet; thence South 89°26'21" West 149.00 feet; thence South 00°33'39" East, 224.60 feet; thence South 89°26'21" West, departing the boundary of said Pad 9, a distance of 42.00 feet to the Easterly boundary line of Pad 0, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 107 of Surveys, at Page 15; thence along the boundary of said Pad 0 through its various courses as follows: North 00°33'39" West, 113.98 feet; thence South 89°26'21" West 177.22 feet; thence North 00°33'39" West, departing the boundary of said Pad 0, a distance of 294.34 feet; thence South 89°26'21" West, 4.97 feet to the beginning of a curve concave Northeasterly having a radius of 34.50 feet; thence Northwesterly, 46.53 feet along said curve through a central angle of 77°16'53"; thence South 89°26'21" West, 336.03 feet; thence North 00°33'39" West, 75.17 feet to the boundary line of said Pad 1; thence along the boundary line of said Pad 1 through its various curves and courses as follows: North 89°26'21" East, 317.50 feet; thence North 00°33'39" West, 113.50 feet; thence North 89°26'21" East, 172.72 feet; thence South 00°33'39" East, 10.00 feet; thence North 89°26'21" East, 121.64 feet; thence North 00°33'39" West, 83.25 feet; thence North 89°26'21" East, 75.84 feet; thence North 00°33'39" West, 242.00 feet to the Point of Beginning.

Parcel II:

Being a portion of Lot 1, Block 1 of that Commercial Subdivision known as "Peccole Ranch Town Center" on file in the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats at Page 23, located within the South Half (5 1/2) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Beginning at the Northeast corner of Pad 9, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 98 of Surveys, at Page 37; thence North 89°26'21" East, 216.66 feet to the Easterly boundary line of said Lot 1, Block 1; thence along said Easterly boundary line through its various courses as follows: South 00°19'57" East, 530.10 feet; thence North 89°40'03" East, 125.00 feet; thence South 00°19'57" East, 323.33 feet; thence South 89°41'05" West, departing said Easterly boundary line, 42.61 feet to the boundary line of Pad 17, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 102 of Surveys, at Page 42; thence along the boundary line of said Pad 17 through its various courses as follows: North 00°33'39" West, 64.04 feet; thence North 89°27'23" East, 22.02 feet; thence North 00°18'55" West, 229.68 feet; thence South 89°26'21" West, 95.80 feet; thence South 00°33'39" East, 19.00 feet; North 89°26'21" East, 72.00 feet; thence South 00°33'39" East, 66.45 feet; thence South 89°26'21" West, 82.67 feet; thence North 00°33'39" West, 24.00 feet; thence South 89°26'21" West, 76.00 feet; thence South 00°33'39" East, 24.00 feet; thence South 89°26'21" West, 181.33 feet; thence South 00°33'39" East, 206.80 feet; thence South 89°29'33" West, departing the boundary of said Pad 17 a distance of 62.00 feet

to the Easterly boundary line of said Pad 9; thence along said Easterly boundary line through its various courses as follows: North 00°33'39" West, 206.67 feet; thence North 89°26'21" East, 31.00 feet; thence North 00°33'39" West, 186.22 feet; thence North 89°26'21" East, 75.35 feet; thence North 00°33'39" West, 459.33 feet to the Point of Beginning.

Parcel III:

A portion of that Commercial Subdivision known as "Peccole Ranch Town Center" on file in the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, at Page 23, located in the South Half (S 1/2) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Commencing at the most Westerly, Southeast corner of said "Peccole Ranch Town Center" Subdivision; thence North 89°40'03" East, along the boundary line of said subdivision, 125.00 feet to the Westerly right-of-way of Merialdo Lane; thence South 00°19'57" East, along said Westerly right-of-way, 323.40 feet to the Point of Beginning; thence continuing South 00°19'57" East, along said Westerly right-of-way, 51.00 feet to a point hereinafter referred to as Point "A"; thence continuing South 00°19'57" East, along said right-of-way, 166.60 feet to the beginning of a curve concave Northwesterly having a radius of 54.00 feet; thence Southwesterly 84.82 feet, along said curve through a central angle of 90°00'00" to the Northerly right-of-way of Charleston Boulevard; thence along said Northerly right-of-way of Charleston Boulevard; thence along said Northerly right-of-way as follows: South 89°40'03" West, 559.98 feet; thence South 89°26'21" West, 89.77 feet to a point hereinafter referred to as Point "B"; thence continuing South 89°26'21" West, 673.92 feet to a point hereinafter referred to as Point "C"; thence continuing South 89°26'21" West, 451.73 feet to the beginning of a curve concave Northeasterly having a radius of 54.00 feet; thence Northwesterly 84.82 feet, along said curve through a central angle of 90°00'00" to the Easterly right-of-way of Rampart Boulevard; thence along said Easterly right-of-way as follows: North 00°33'39" West, 124.06 feet; thence North 07°45'20" East, 60.83 feet; thence North 01°42'24" West, 81.44 feet; thence North 15°44'35" West, 41.23 feet; thence North 01°42'24" West, 118.57 feet; thence North 00°33'39" West, 276.21 feet to a point hereinafter referred to as Point "D"; thence continuing North 00°33'39" West, 180.84 feet to the beginning of a curve concave Southeasterly having a radius of 1650.00 feet; thence Northeasterly 546.29 feet, along said curve through a central angle of 18°58'11"; Thence South 71°35'28" East, departing said Easterly right-of-way and along a radial line 15.00 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1635.00 feet; thence Southwesterly, 344.61 feet along said curve through a central angle of 12°04'35"; Thence South 88°46'05" East, 20.56 feet; thence South 43°46'05" East, 55.00 feet; Thence South 01°13'55" West, 5.00 feet; Thence South 88°46'05" East, 137.66 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1435.00 feet, a radial line to said beginning bears North 84°42'49" West; thence Northeasterly 492.48 feet along said curve through a central angle of 19°39'49"; thence South 50°55'34" East, 52.65 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1384.00 feet, a radial line to said beginning bears North 65°34'55" West; thence Southwesterly, 603.37 feet along said curve through a central angle of 24°58'44"; thence South 00°33'39" East, 228.84 feet to a point hereinafter referred to as Point "E"; thence North 89°26'21" East, 336.03 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 34.50 feet, a radial line to said beginning bears

South 76°43'14" West; thence Southeasterly, 46.53 feet along said curve through a central angle of 77°16'53"; thence North 89°26'21" East, 4.97 feet; thence South 00°33'39" East, 408.31 feet; thence North 89°26'21" East, 219.22 feet; thence North 00°33'39" West, 3.93 feet; thence North 89°26'21" East, 586.00 feet; thence South 00°33'39" East, 4.01 feet; thence North 89°40'03" East, 444.61 feet to the Point of Beginning.

Excepting therefrom the following five (5) parcels:

Parcel A:

Commencing at the aforementioned Point "A"; thence South 89°40'03" West, 20.00 feet to the Point of Beginning for Parcel A; thence South 00°19'57" East, 125.60 feet; thence South 89°40'03" West, 50.00 feet; thence South 00°19'57" East, 80.00 feet; thence South 89°40'03" West, 453.23 feet; thence North 00°42'03" East, 10.22 feet; thence North 45°47'21" West, 53.10 feet; thence North 89°17'57" West, 12.68 feet; thence North 00°32'29" West, 157.91 feet; thence North 89°40'03" East, 554.14 feet to the Point of Beginning.

Parcel B:

Commencing at the aforementioned Point "B"; thence North 00°33'39" West, 15.00 feet to the Point of Beginning for Parcel B; thence South 89°26'21" West, 494.88 feet; thence North 00°42'03" East, 9.97 feet; thence North 45°47'21" West, 53.10 feet; thence North 89°17'57" West, 12.64 feet; thence North 00°33'39" West, 157.35 feet; thence North 89°26'21" East, 596.49 feet; thence South 00°33'39" East, 155.73 feet; thence North 89°17'57" West, 10.22 feet; thence South 45°42'03" West, 56.81 feet; thence South 00°42'03" West, 10.22 feet to the Point of Beginning.

Parcel C:

Commencing at the aforementioned Point "C"; thence North 00°33'39" West, 15.00 feet to the Point of Beginning for Parcel C; thence South 89°26'21" West, 400.73 feet; thence North 00°33'39" West, 20.86 feet; thence North 45°33'39" West, 104.85 feet; thence South 89°26'21" West, 15.86 feet; thence North 00°33'39" West, 66.97 feet; thence North 07°45'20" East, 60.98 feet; thence North 01°42'24" West, 84.53 feet; thence North 15°44'35" West, 41.23 feet; thence North 01°42'24" West, 116.58 feet; thence North 00°33'39" West, 101.91 feet; thence North 89°21'07" East, 24.20 feet; thence North 44°21'07" East, 56.57 feet; thence North 00°38'53" West, 10.05 feet; thence North 89°26'21" East, 135.88 feet; thence South 00°33'39" East, 150.06 feet; thence South 01°42'24" East, 113.18 feet to the beginning of a curve concave Northeasterly having a radius of 150.00 feet; thence Southeasterly, 232.62 feet, along said curve through a central angle of 88°51'15"; thence North 89°26'21" East, 194.42 feet; thence South 00°33'39" East, 160.00 feet; thence South 89°26'21" West, 15.00 feet; thence South 48°46'28" West, 46.04 feet; thence South 00°33'39" East, 15.00 feet to the Point of Beginning.

Parcel D:

Commencing at the aforementioned Point "D"; thence North 89°26'21" East, 15.00 feet to the Point of Beginning for Parcel D; thence North 00°33'39" West, 180.84 feet to the beginning of a curve concave Easterly having a radius of 1635.00 feet; thence Northerly, 24.16 feet, along said curve through a central angle of 00°50'48"; thence

North 89°26'21" East, 23.82 feet; thence North 44°26'21" East, 56.57 feet; thence North 00°33'39" West, 5.00 feet; thence North 89°26'21" East, 137.67 feet to the beginning of a non-tangent curve concave Easterly having a radius of 1435.00 feet, a radial line to said beginning bears North 87°47'54" West; thence Southerly, 69.19 feet, along said curve through a central angle of 02°45'45"; thence South 00°33'39" East, 225.84 feet; thence South 89°26'21" West, 136.00 feet; thence North 00°33'39" West, 5.00 feet; thence North 45°33'39" West, 56.57 feet; thence South 89°26'21" West, 24.00 feet to the Point of Beginning.

Parcel E:

Commencing at the aforementioned Point "E"; thence South 00°33'39" East, 76.00 feet to the Point of Beginning for Parcel E; thence North 89°26'21" East, 295.65 feet; thence South 00°33'39" East, 359.22 feet; thence South 89°26'21" West, 194.42 feet to the beginning of a curve concave Northeasterly having a radius of 99.00 feet; thence Northwesterly, 153.53 feet, along said curve through a central angle of 88°51'15"; thence North 01°42'24" West, 112.67 feet; thence North 00°33'39" West, 149.55 feet to the Point of Beginning.

Parcel IV :

Being a portion of Lot 1, Block 1 of that commercial subdivision known as "Peccole Ranch Town Center" on file at the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, page 23, located within the South Half (S ½) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at that West Sixteenth section corner of said Section 32, being on the centerline intersection of Charleston Boulevard and Rampart Boulevard; thence North 00°33'39" West, along the centerline of said Rampart Boulevard, 695.22 feet; thence North 89°26'21" East, departing said centerline 316.00 feet to the point of beginning; thence continuing North 89°26'21" East 295.66 feet; thence South 00°33'39" East 359.22 feet; thence South 89°26'21" West, 194.42 feet to the beginning of a curve concave Northeasterly having a radius of 99.00 feet; thence Northwesterly 153.53 feet along said curve through a central angle of 88°51'16"; thence North 01°42'23" West, 112.72 feet; thence North 00°33'39" West, 149.50 feet to the point of beginning.

Said metes and bounds description appeared in deed recorded November 30, 2001 in Book 20011130 as Document No. 02065.

Parcel V :

Being a portion of Lot 1, Block 1 of that commercial subdivision known as "Peccole Ranch Town Center" on file at the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, page 23, located within the South Half (S ½) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at the South Quarter Corner (S ¼ Cor.) of said Section 32, being on the centerline of Charleston Boulevard, thence South 89°26'21" West, along the South line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Said Section 32, coincident with the centerline of said Charleston Boulevard 268.15 feet;

thence North 00°33'39" West, departing said South line and said centerline, 80.00 feet to the Southwest Corner (SW Cor.) of Pad "K" of that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in file 107 of Surveys, page 66, same being the point of beginning; thence South 89°26'21" West, along the line lying 15 feet north of and running parallel with the Northerly right-of-way of said Charleston Boulevard, 153.97 feet to the Southeast Corner (SE Cor.) of Pad "I" of that record of Survey on file in File 111 of Surveys, page 80; thence North 00°33'39" West, departing said parallel line and along the Easterly boundary of said Pad "I", a distance of 205.00 feet to the Northeast Corner (NE cor.) of said Pad "I"; thence North 89°26'21" East, 153.97 feet to the Northwest Corner (NW cor.) of said Pad "K" thence South 00°33'39" East, along the Westerly boundary line of said Pad "K", a distance of 205.00 feet to the point of beginning.

(also known as Pad "J" of Record of Survey on file in File 117 of Surveys, page 74, Official Records.)

Parcel VI :

Being a portion of Lot 1, Block 1 of that commercial subdivision known as "Peccole Ranch Town Center" on file at the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, page 23, located within the South Half (S ½) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at the South Quarter Corner (S ¼ Cor.) of said Section 32, being on the centerline of Charleston Boulevard, thence North 89°40'03" East, along the South line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Said Section 32, coincident with the centerline of said Charleston Boulevard 417.51 feet; thence North 00°19'57" West, departing said South line and said centerline, 80.00 feet to the point of beginning; thence North 00°19'57" West 140.00 feet; thence South 89°40'03" West, 33.13 feet; thence North 00°19'57" West, 19.10 feet; thence South 89°40'03" West, 9.62 feet; thence North 00°19'57" West 3.50 feet; thence South 89°40'03" West, 99.75 feet; thence North 00°19'57" West, 25.73 feet; thence South 89°40'03" West, 19.00 feet; thence North 00°19'57" West, 9.67 feet; thence North 89°40'03" East 19.00 feet; thence North 00°19'57" West, 7.60 feet; thence North 89°40'03 East, 318.84 feet; thence South 00°19'57" East, 125.60 feet; thence South 89°40'03" West, 50.00 feet; thence South 00°19'57" East, 80.00 feet; thence South 89°40'03 West, along a line running parallel with and 15.00 feet North of the Northerly right of way line of said Charleston Boulevard, 126.34 feet to the point of beginning..

Excepting therefrom all that real property as conveyed to MDJLS Properties, LLC by deed recorded October 16, 2003 in Book 20031016 as Document No. 04029 and Rerecorded February 11, 2004 in Book 20040211 as Document No. 02495.

Together with all that real property conveyed to Boca Park Parcels, LLC, by deed recorded October 16, 2003 in Book 20031016 as Document No. 04028 and Rerecorded November 20, 2003 in Book 20031120 as Document No. 03729.

Parcel VII:

A non-exclusive easement for ingress, egress, parking and utilities, as more particularly set forth in that certain Declaration of Restrictions and Operation and Easement Agreement, recorded October 22, 1998 in Book 981022 as Document No. 01589, Official Records and as set forth in those certain Grant of Reciprocal Easements and Declaration of Covenants, recorded June 20, 2000 in Book 20000620 as Document No. 01343, and recorded February 12, 2001 in Book 20010212 as Document No. 01340, Official Records, Clark County, Nevada.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 06/22/2005

ASSIGNOR'S COPY

Charleston Associates LLC, a Delaware Limited Liability Company

By: Martin H. Walrath, IV
Martin H. Walrath, IV, Manager

Boca Park Marketplace LLC, a Nevada Limited Liability company

By: Martin H. Walrath, IV
Martin H. Walrath, IV, Manager

Boca Park Parcels LLC, a Nevada Limited Liability Company

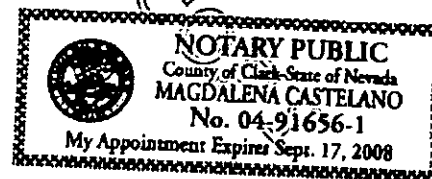
By: Martin H. Walrath, IV
Martin H. Walrath, IV, Manager

STATE OF **NEVADA**

COUNTY OF **CLARK**

This instrument was acknowledged before me on
6-23-05 by MARTIN H. WALRATH, IV,
MANAGER

Magdalena Castellano
Notary Public
(My commission expires: 9-17-05)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-32-412-028
b) 138-32-412-018
c) 138-32-818-005
d) 138-32-818-010

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

Document/Instrument # _____

Book _____ Page: 13

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: _____

\$0.00

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

(\$ _____)

Transfer Tax Value: _____

\$0.00

Real Property Transfer Tax Due _____

\$0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: **GRANTOR AND GRANTEE HAVE SAME COMMON OWNERSHIP**

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 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: Manager of each Grantor

Signature: _____

Capacity: Manager

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Charleston Associates LLC, et al

Print Name: Boca Park Marketplace LV, LLC

Address: 9510 W. Sahara Ave., Ste. 200

Address: 9510 W. Sahara Ave., Ste. 200

City: Las Vegas

City: Las Vegas

State: NV Zip: 89117

State: NV Zip: 89117

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

First American Title Insurance Company

Print Name: National Commercial Services

File Number: NCS-162792-PVL mb/mb

Address: 900 S. Pavilion Center Drive, S-160

City: Las Vegas

State: NV Zip: 89144

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

Reproduced by First American Title Insurance Rev 10/2001

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