

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data contained herein with respect to all 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. It only contains the information required for assessment. See the recorded documents for more detailed legal information.

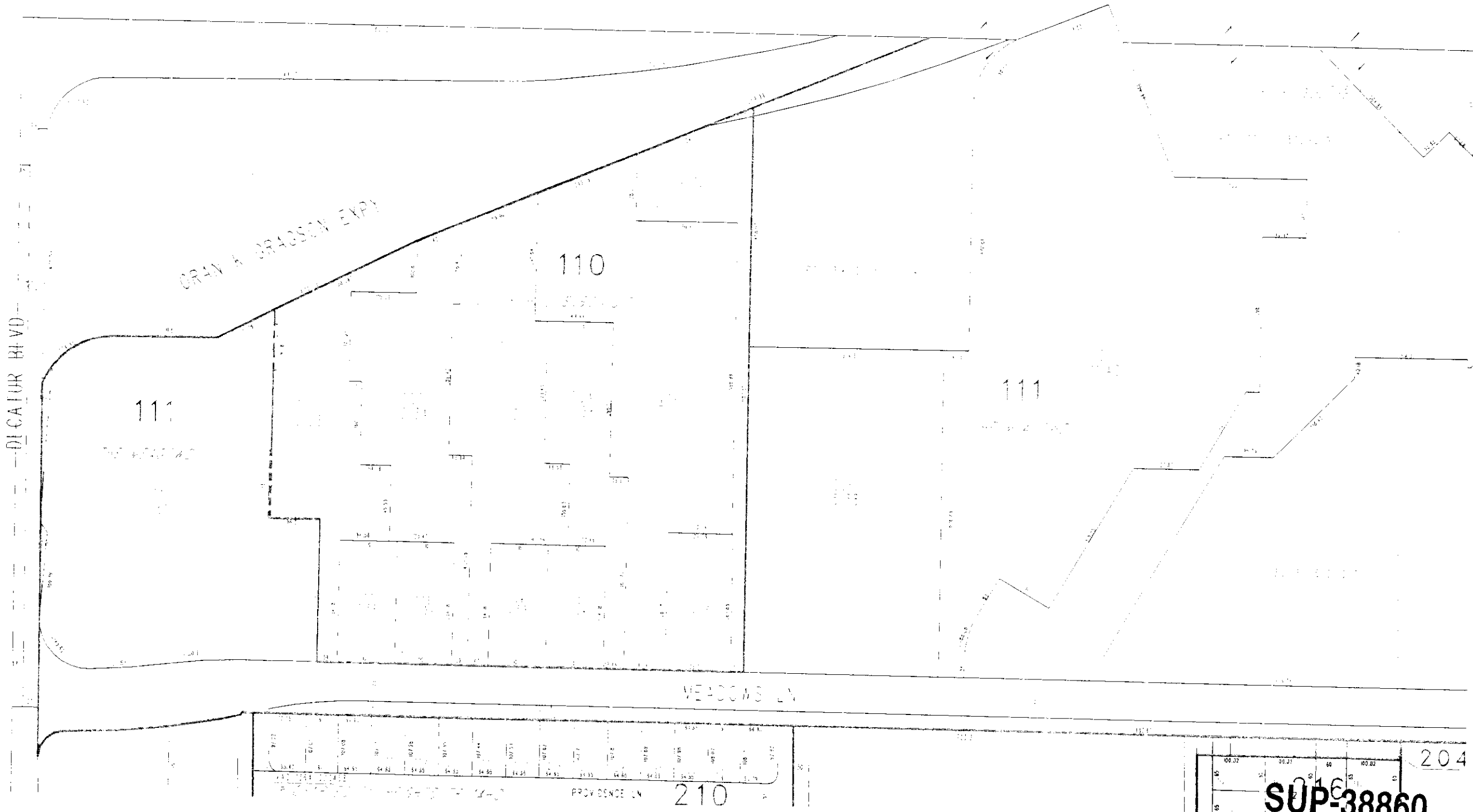
SEE THE SCALE BAR WHEN MAP REDUCED FROM THE ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- RM-UD BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE LEADER LINE
- ROAD NUMBER

Block	Parcel	Parcel	Parcel
1205	105	104	103
1205	103	102	101
1205	101	100	99

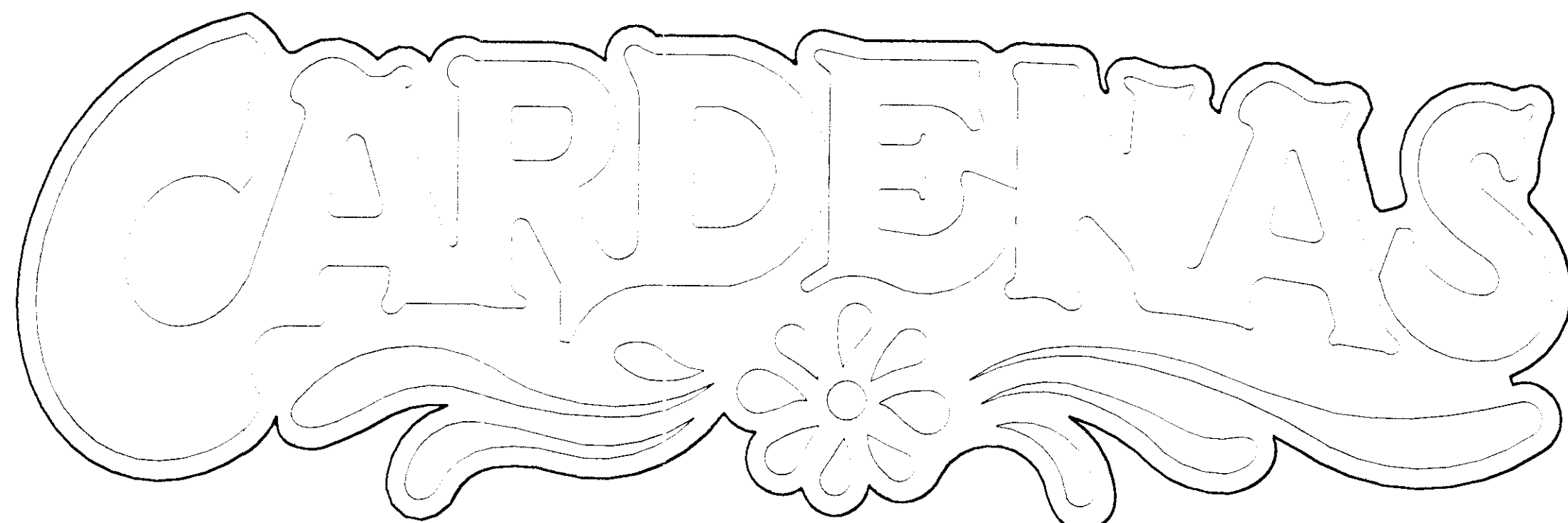




SUP-38860

204

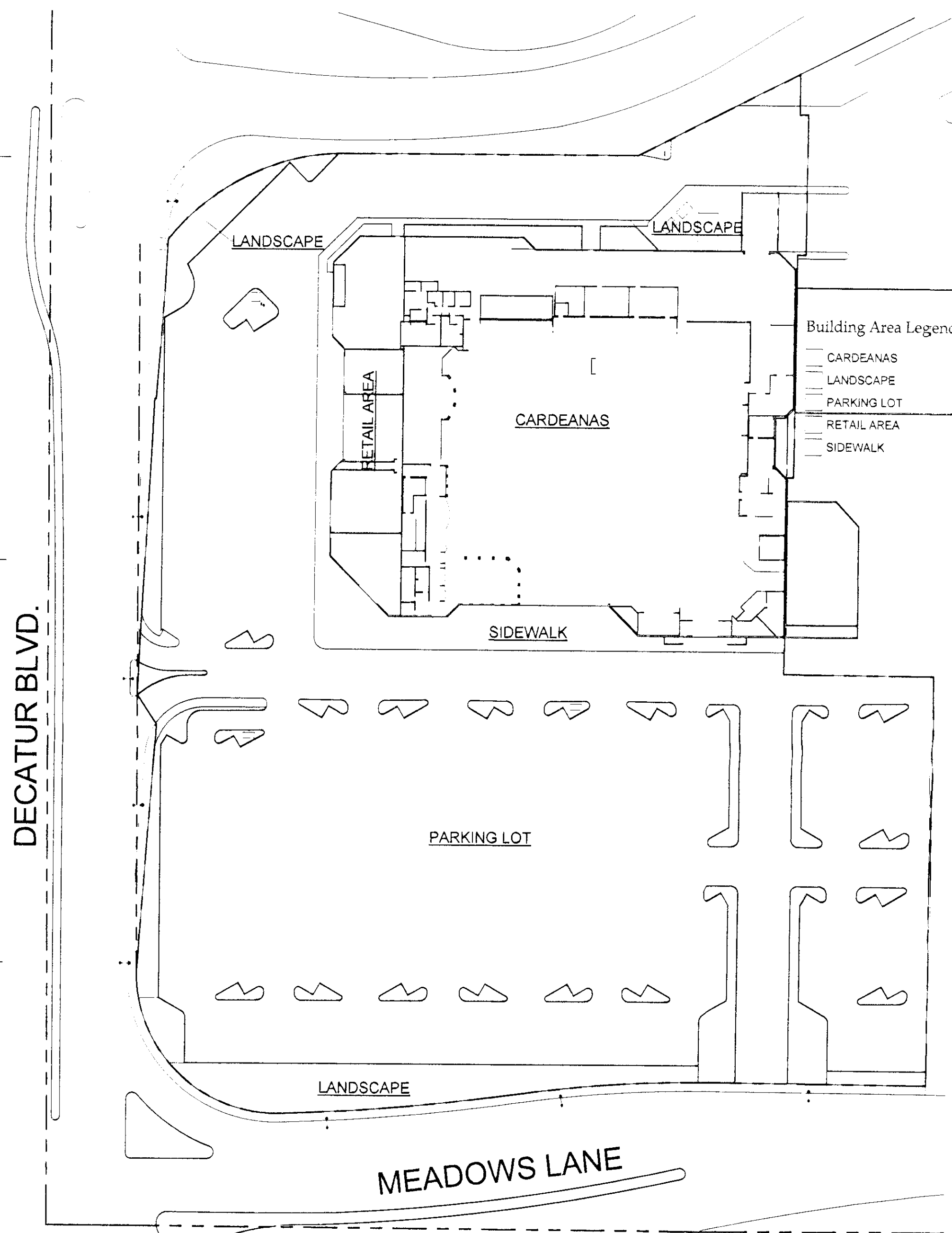
Proposed Tenant Improvement:



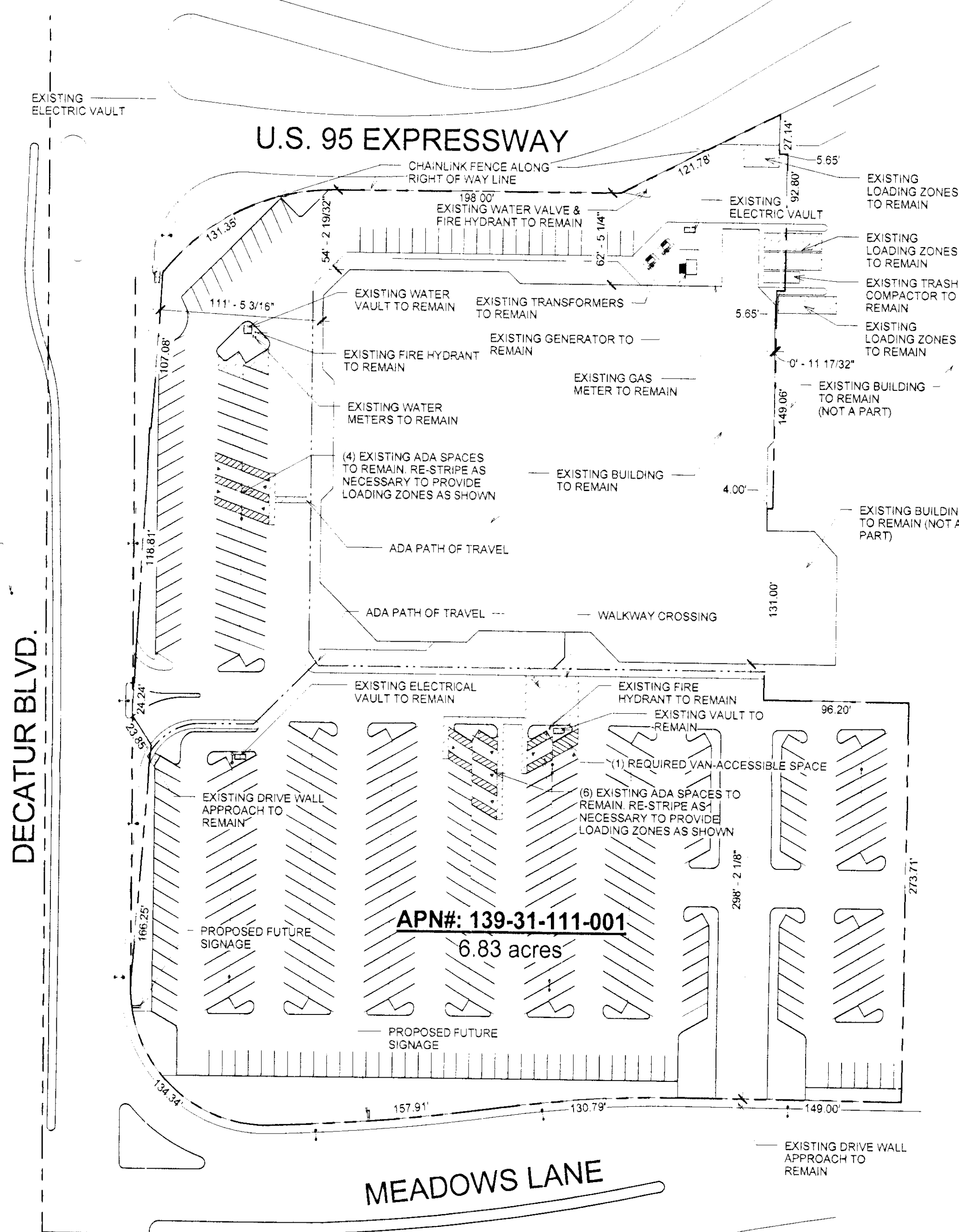
APN#: 139-31-111-001

4700 Meadows Lane
Las Vegas, Nevada

Area Schedule (Gross Building)		
Name	Area	% Of Lot
LANDSCAPE	32506 SF	11%
PARKING LOT	175777 SF	59%
SIDEWALK	12807 SF	4%
Exterior Area	221090 SF	74%
CARDEANAS	66055 SF	22%
RETAIL AREA	10582 SF	4%
Gross Building Area	76637 SF	25%
Grand total	287727 SF	100%



Area Plan
1" = 60'-0"



Site Plan
1" = 60'-0"

TENANT:

CARDENAS MARKETS
1040 S. VINTAGE AVE., SUITE A, ONTARIO, CA 91761
TEL: (909) 923-7426 FAX: (909) 835-3157
CONTACT: ROBERT GONZALEZ
EMAIL: rgonzalez@cmkts.com

PROJECT ADDRESS:

4700 MEADOWS LANE
LAS VEGAS, NEVADA

ARCHITECT:

KENNETH SMALL, AIA
SSA ARCHITECTS
4630 SOUTH ARVILLE, SUITE A
LAS VEGAS, NEVADA 89103
(702) 873-1718
FAX: 873-1720

OCCUPANCY:

M

CONSTRUCTION:

TYPE III-B

FIRE SPRINKLERS:

EXISTING - MODIFY AS REQUIRED TO
ACCOMMODATE NEW CONSTRUCTION
CONTRACTOR TO SUBMIT PLANS UNDER
SEPARATE PERMIT.

ZONING:

C-2

LAND USE:

SC (SERVICE COMMERCIAL)

FLOOR SQUARE FOOTAGE:

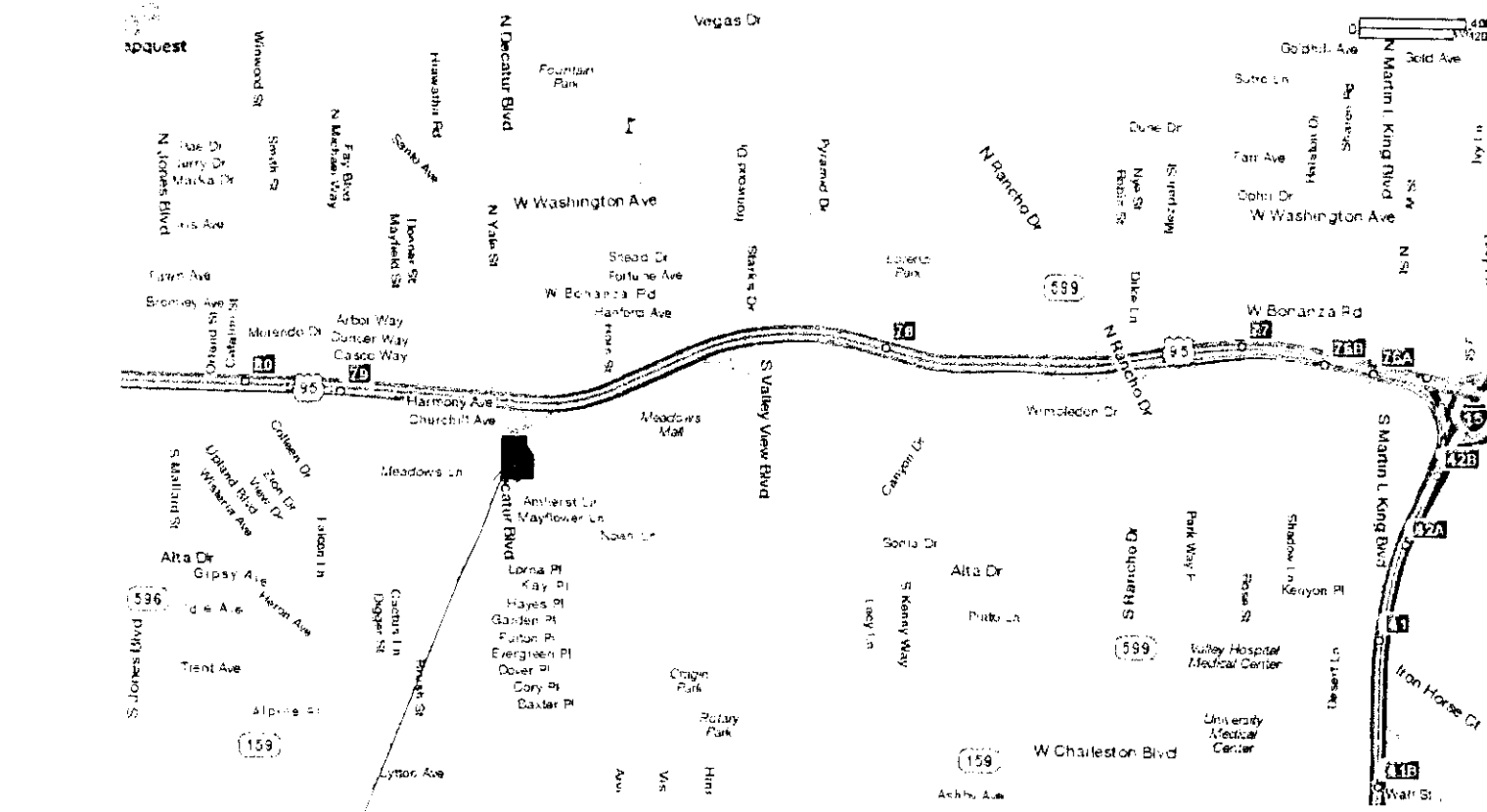
76,637 SF

PROJECT DESCRIPTION:

EXISTING MERVYNS TO BE REMOLDED IN TO A NEW CARDENAS GROCERY STORE

PARKING REQUIREMENTS:

72,730SF RETAIL AT 112,505SF = 291 SPACES
3,948SF TORTILLERIA AND SEATING AT 11,005SF = 40 SPACES
REQUIRED PARKING = 331 SPACES
PROVIDED PARKING = 413 SPACES
HANDICAPPED SPACES REQUIRED = 9 SPACES
HANDICAPPED SPACES PROVIDED = 10 SPACES
(1 ADDITIONAL SPACE NEEDED)
ON SITE LOADING REQUIRED 15'W X 25'D = 4 SPACES
ON SITE LOADING PROVIDED = 4 SPACES (EXISTING)

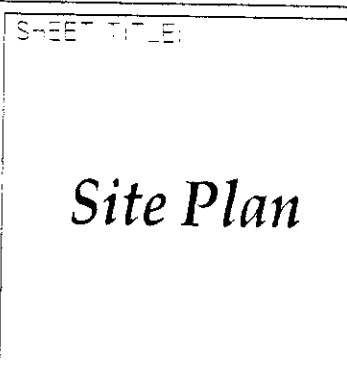


Vicinity Map



Sequence Of Drawings	
Number	Description
DR1	Site Plan
DR2	Overall Floor Plan
DR3	Elevations
DR4	Elevations
DR5	Landscaping Plan - North
DR6	Landscaping Plan - South

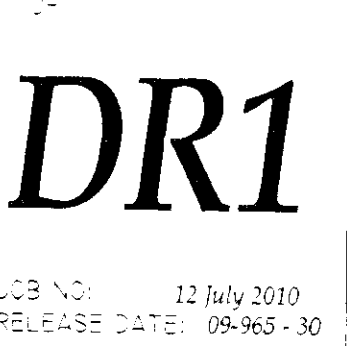
Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada



THIS WORK IS OWNED BY THE ARCHITECTS IN THE YEAR 2000

REVISION	DATE
1	
2	
3	
4	

SHEET NAME



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JUL 18 2010

City of Las Vegas

JOB NO. 12 July 2010
RELEASE DATE: 09-06-30

SUP-38860



Cardenas Market
APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

Overall Floor Plan

THIS WORK IS COPYRIGHTED
BY THE ARCO-TECHS IN THE
YEAR 2010

REVISION	DATE
	
	
	
	

SECRET

DR2

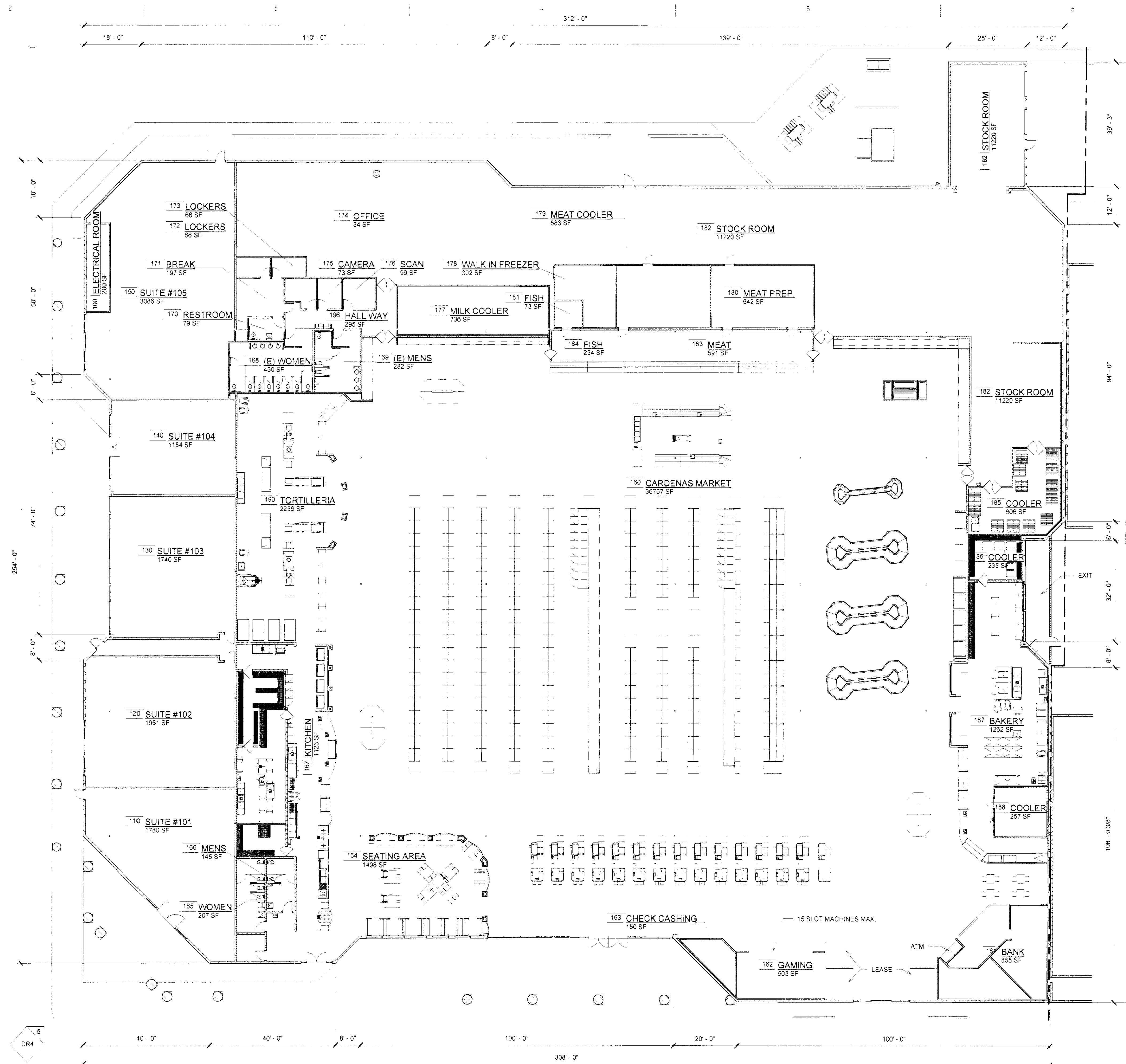
DOC NO: 12 July 2010
RELEASE DATE: 09-965 - 30

SUP-38860

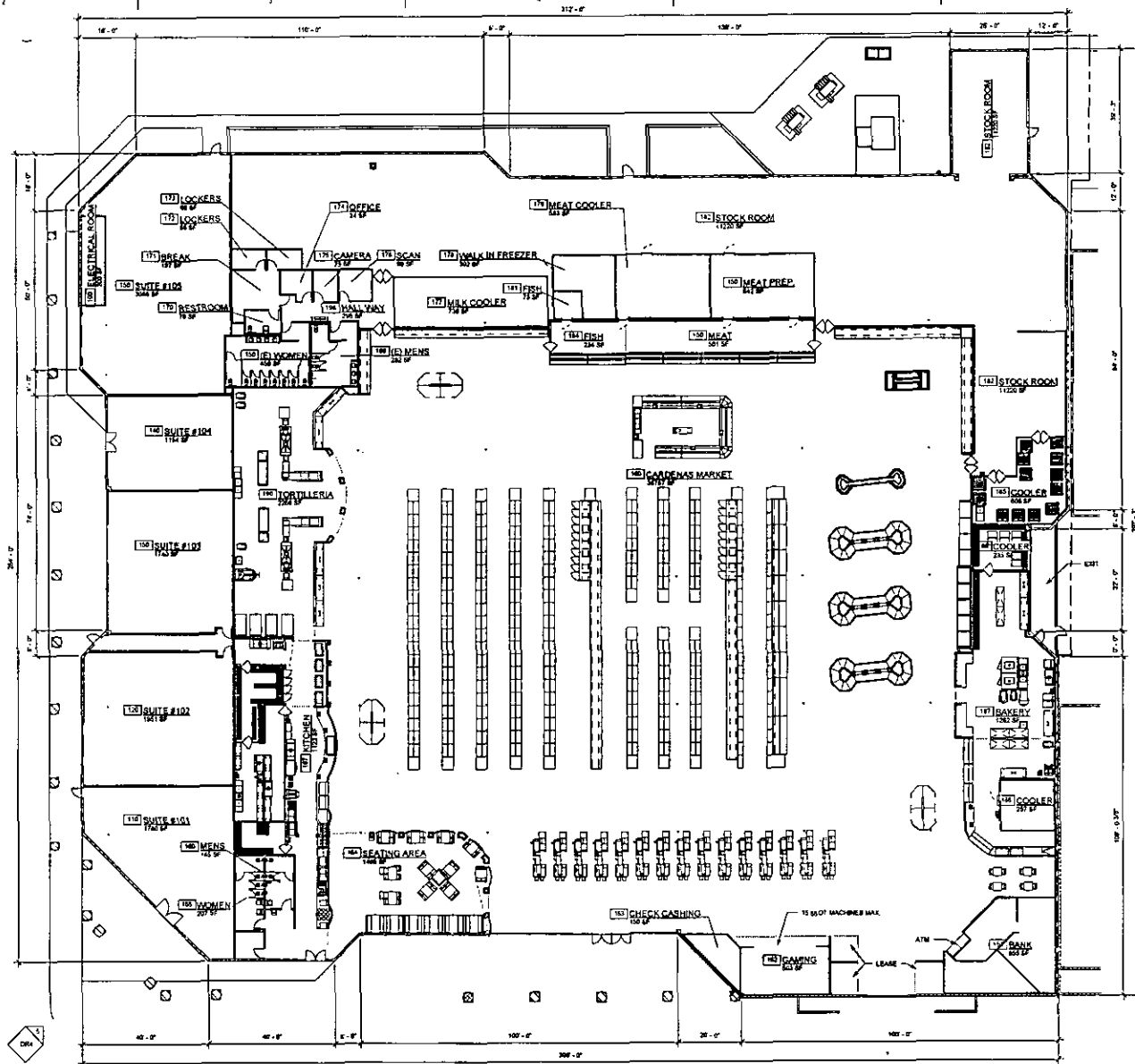
Floor Plan
1/16" = 1'-0"



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JUL 18 2010
City of Las Vegas



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Garden of Eatin'
 APN# 139-31-117-001
 4700 Meadows Lane
 Las Vegas, Nevada

**Overall
 Floor Plan**

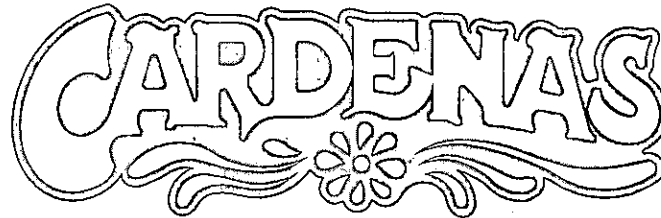
THIS WORK IS COMPLETED
 BY THE ARCHITECT IN THE
 YEAR 2010

REVISION	DATE
1	
2	
3	

SHEET NAME:
DR2
 JOB NO: 12 July 2010
 HOLDING DATE: 10/04/10

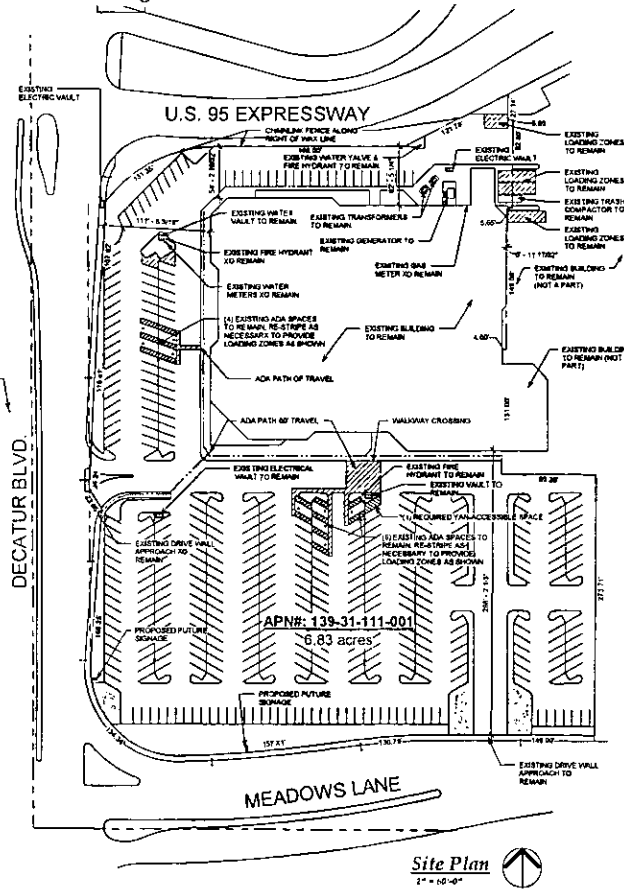
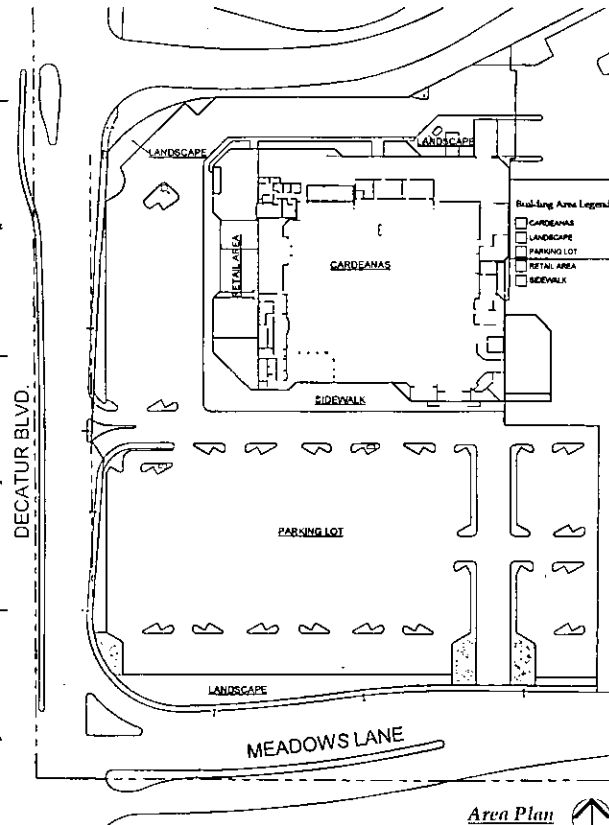
RECEIVED
 JUL 13 2010 **SUP-38860**
 City of Las Vegas **SDR-38861**

Proposed Tenant Improvement:



APN#: 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada

Area Schedule (Current Building)		
Name	Area	% of Total
LANDSCAPE	12,000 SF	11%
PARKING LOT	178,777 SF	16%
SIDEWALK	17,807 SF	1%
TOILET AREA	2,100 SF	2%
CARDENAS	164,484 SF	15%
RETAIL AREA	10,047 SF	1%
Current Building Area	267,217 SF	26%
Current Total	267,217 SF	100%



TENANT: CARDENAS MARKETS
1040 S. VINTAGE AVE., SUITE A, ONTARIO, CA 91761
TEL: (909) 933-4261 FAX: (909) 933-3157
CONTACT: ROBERT GONZALEZ
EMAIL: rgonzalez@cardenas.com

PROJECT ADDRESS: 4700 MEADOWS LANE
LAS VEGAS, NEVADA

ARCHITECT: KENNETH SMALL, AIA
SSA ARCHITECTS
4630 SOUTH AVENUE, SUITE A
LAS VEGAS, NEVADA 89122
(702) 873-1718
FAX: 873-1726

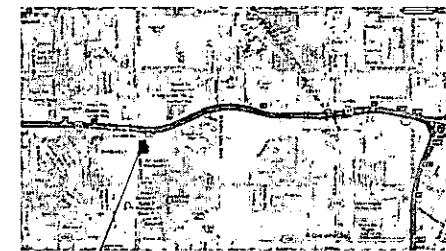
OCCUPANCY: M
CONSTRUCTION: TYPE B-B
PERMITS REQUIRED: EXISTING - MODIFY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. CONTRACTOR TO SUBMIT PLANS UNDER SEPARATE PERMIT.
C-2
RC (SERVICE COMMERCIAL)

ADDITIONAL LAND USE: 78,631 SF

FLOOR SQUARE FOOTAGE: 78,631 SF

PROJECT DESCRIPTION: EXISTING MEYER'S TO BE RENOVATED IN TO A NEW CARDENAS GROCERY STORE.

PARKING REQUIREMENTS: 22,700 SF RETAIL AT 1700 SF = 133 SPACES
3,840 SF TORTILLERIA AND SEATING AT 1100 SF = 35 SPACES
REQUIRED PARKING = 168 SPACES
PROVIDED PARKING = 168 SPACES
HANDICAPPED SPACES REQUIRED = 8 SPACES
HANDICAPPED SPACES PROVIDED = 8 SPACES
(1 ADDITIONAL SPACE NEEDED)
ON SITE LOADING REQUIRED: 15'W & 25'D = 4 SPACES
ON SITE LOADING PROVIDED = 4 SPACES (EXISTING)



Cardenas Markets
APN# 139-31-111-001
4700 Meadows Lane
Las Vegas, Nevada



THIS WORK IS FOR THE PROJECT SITE 4700 MEADOWS LANE, LAS VEGAS, NV. THE DATE OF THE PLAN IS 10/10/2010.

REVISION	DATE
1	
2	
3	
4	

Number	Description
001	Site Plan
002	General Notes
003	Site Plan
004	Site Plan
005	Site Plan
006	Site Plan
007	Site Plan
008	Site Plan
009	Site Plan
010	Site Plan



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City of Las Vegas
SUP-38860
SDR-38861



4700 Meadows Lane, Las Vegas, NV

REVISION	DATE
△	
△	
△	
△	

A-3

CP NO. 65-15-36
RELEASE DATE 7/29/2009

RECEIVED
JUL 13 2010
SUP-38860
REVISED

Floor Plan 



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-38860

MEETING DATE: 09/23/10 PC

1 of 2

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



[Signature]
Signature

9-11-10
Date

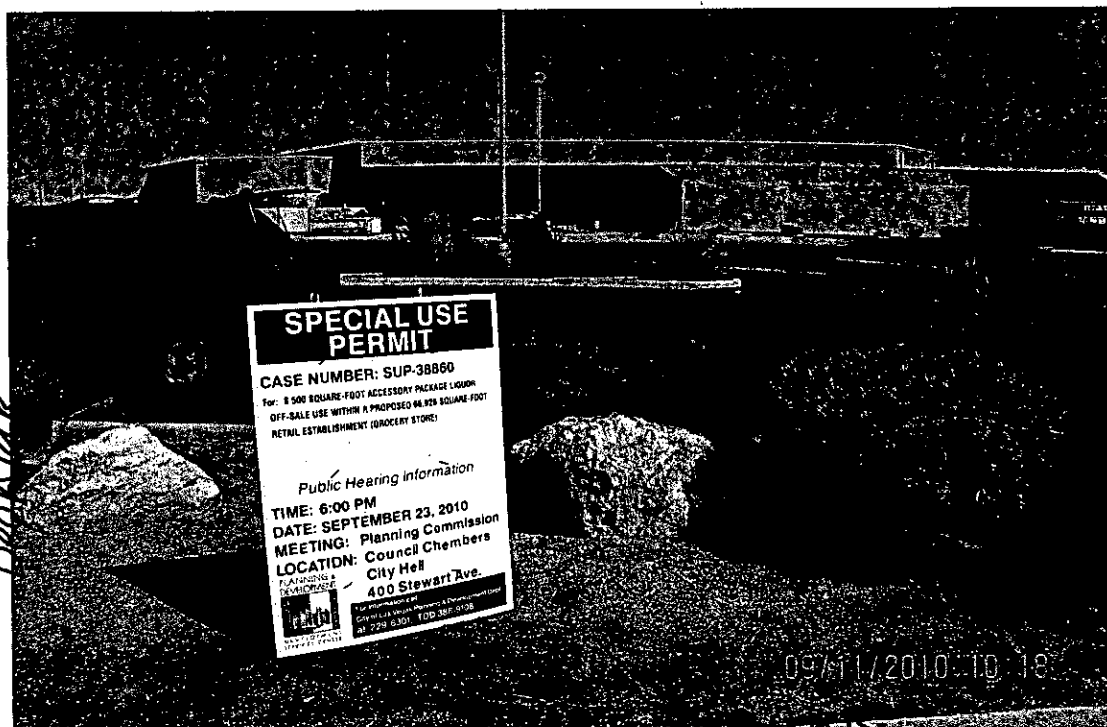
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



ANNING &
VELOPMENT



22
Zoning
he first




Signature

9-11-10
Date

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



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

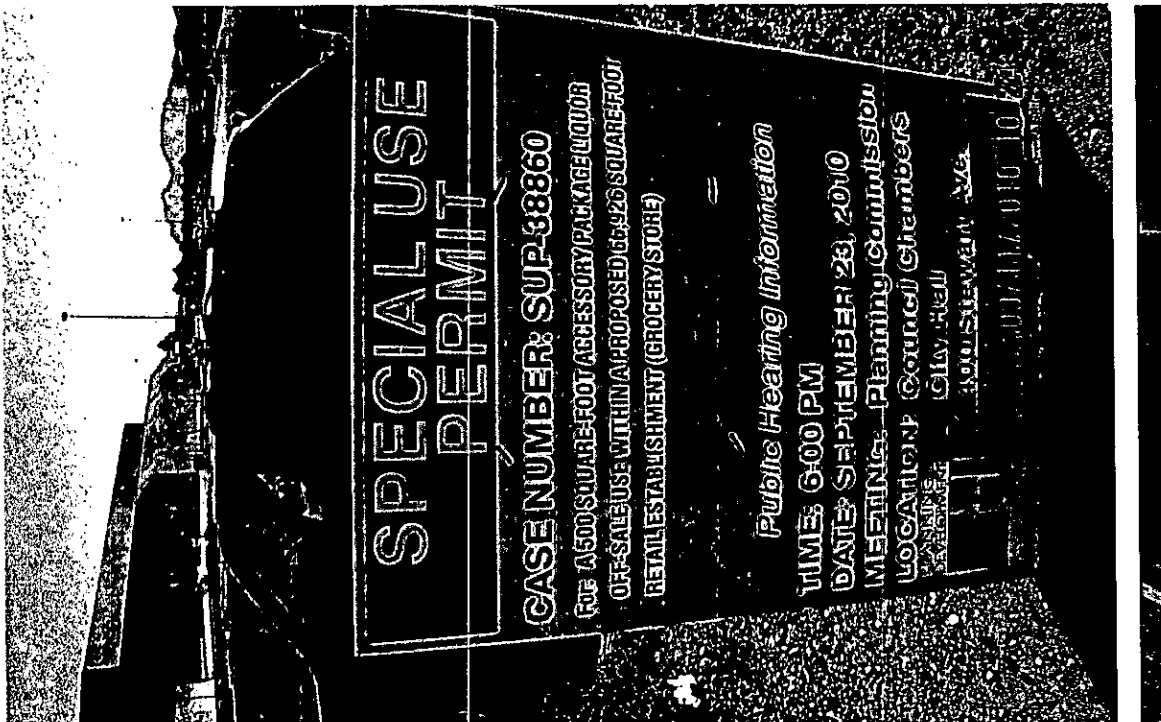


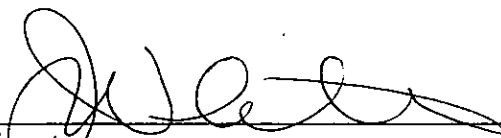
CASE NUMBER: SUP-38860

MEETING DATE: 09/23/10 PC

2 of 2

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Signature

9-11-10
Date

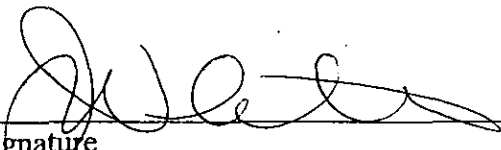
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2 of 2

Zoning
the first



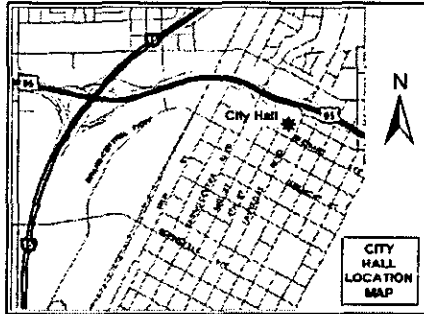

Signature

9-11-10
Date

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

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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT
this Request

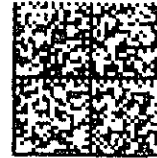
☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38860

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
MAILED FROM ZIP CODE 89101
\$ 00.41⁴
SEP 10 2010
PINKY BOWIE'S

SEP 17 2010

13825812149
STEFFLER GERALD
109 HARVARD ST
LAS VEGAS NV 89107-1818

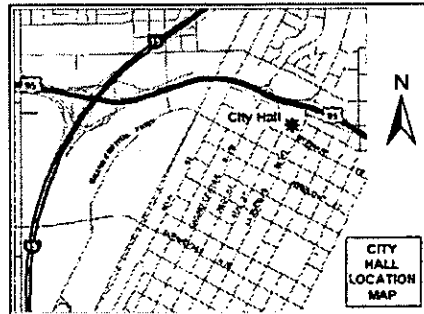
Case: SUP-38860

GA/DS11 89107



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

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Planning Commission Meeting of 9/23/2010

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02 1M \$ 00.41⁴
0004279218 SEP 10 2010
MAILED FROM ZIP CODE 89101

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SEP 16 2010

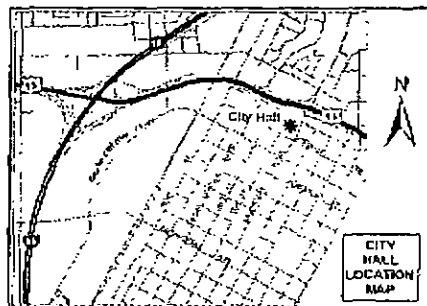
Case: SUP-38860
13836511029
BUTERA ROBERT ALAN & JENNIFER
5005 HARMONY AVE
LAS VEGAS NV 89107-2712

09/23/2010 09:10:07



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

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SUP-38860

Planning Commission Meeting of 9/23/2010



13836514018
MARGISON ROBERT L JR REV TR
2300 PEARL CREST ST
LAS VEGAS NV 89134-6732

Case: SUP-38860

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SEP 16 2010

09/15/2010 17:00 FAX

318

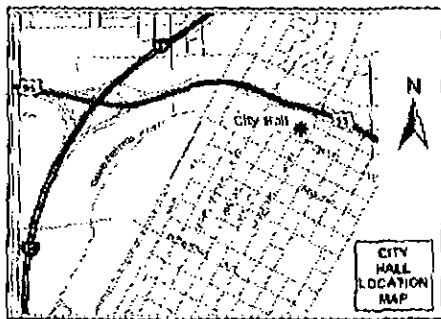
#4221 P.001/001

FARMERS INSURANCE

09/16/2010 12:01 7148320604

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

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SUP-38860

Planning Commission Meeting of 9/23/2010.

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0004279218 SEP 10 2010
MAILED FROM ZIP CODE 89101

13836515377
GUZMAN GONZALO
825 N LOWELL ST
SANTA ANA CA 92703--232

Case: SUP-38860

SEP 16 2010

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SEP 16 2010

SEP 16 2010

9/16

Telephone Protest/ Approval Log

Meeting Date: 09.23.10 PC

Case Number: SUP-38860

Date: 09.14.10
Name: Maria Luca
Address: 4620 Mayflower Ln
Las Vegas NV 89107
Phone: 702-870-0887
☐ PROTEST ☒ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

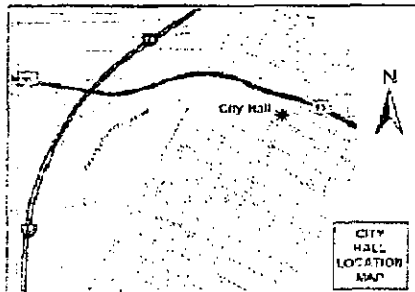
Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

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

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Official Notice of Public Hearing



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SUP-38890

Planning Commission Meeting of 9/23/2010

Case: SUP-38890
13931214011
FAULKNER DONALD M & DEBORAH
4520 ALTA DR
LAS VEGAS NV 89107-2925

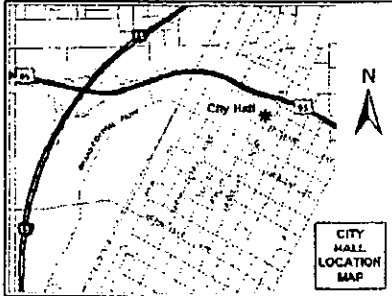
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SEP 13 2010

31P

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



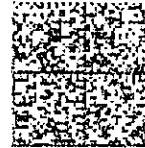
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this Request

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SUP-38860

Planning Commission Meeting of 9/23/2010

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0004279218 SEP 10 2010
MAILED FROM ZIP CODE 89101

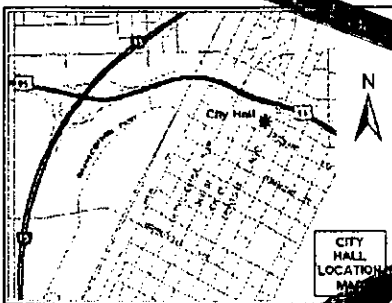
Case: SUP-38860
13931214002
CABALLERO REMEDIOS R LIVING TR
8926 FORT CRESTWOOD DR
LAS VEGAS NV 89129-3637

702 259-3119

13931214002

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

Return Service Requested
Official Notice of Public Hearing



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SUP-38996

Planning Commission Meeting of 9/23/2010

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02 1M \$ 00.414
0004279218 SEP 10 2010
MAILED FROM ZIP CODE 89101

Case: SUP-38996
13931214002
CABALLERO REMEDIOS R LIVING TR
8926 FORT CRESTWOOD DR
LAS VEGAS NV 89129-3637

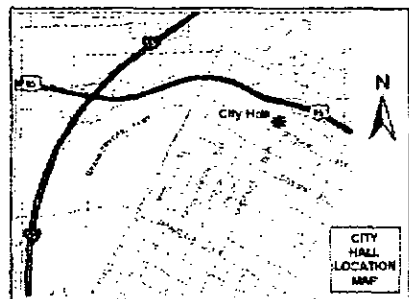
RECEIVED

SEP 15 2010

31A

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

**Return Service Requested
Official Notice of Public Hearing**



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I SUPPORT
this Request



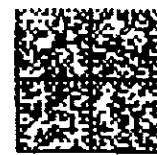
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-38860

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218 SEP 10 2010
MAILED FROM ZIP CODE 89101
\$ 00.414
FITNEY BOWES

Case: SUP-38860
13836515280
JM PACIFIC L L C
6 INNISBROOK CT
FRISCO TX 75034-682

GAVD511 78034



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SEP 14 2010

31A

Telephone Protest/ Approval Log

Meeting Date: 9.23.10 PC
08.26.10 PC

Case Number: SUP-38860

Date: 08.09.10
Name: Harze Pennington
Address: 4416 Nolan Ln
Las Vegas Nv 89107
Phone: 870-3761
☒ PROTEST ☐ APPROVE

Date: 08.09.10
Name: Lynn Hallen
Address: 4713 Baxter Place
Las Vegas Nv 89107
Phone: 878-1599
☒ PROTEST ☐ APPROVE

Date: 08.09.10
Name: Granita Clark
Address: 137 Lorenzi St
Las Vegas Nv 89107
Phone: 877-2438
☐ PROTEST ☒ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE
2P
1A

**MEADOWS NEIGHBORHOOD
PRESERVATION ASSOC.**

August 11, 2010

RECEIVED
AUG 12 2010

P&D

City of Las Vegas
Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

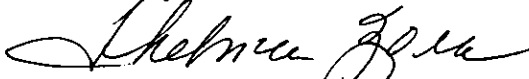
Dear Commissioners,

The Meadows Neighborhood Preservation Assoc. , in total agreement, is totally in disagreement for case #SUP38860 regarding Cardenas going into the vacant Mervyns building on Meadows Lane and Alta.

Our neighborhood, which has a multitude of senior original homeowners, want their peaceful living back and we don't think this business will contribute to that cause.

Thank you for your consideration,

Sincerely,



Thelma Zora, Sec. Treas.
C Councilwoman Lois Tarkanian

Bette Craik
President

Thelma Zora
Sec. - Treas.

Elva Decker
Director

Linda Nalley
Director

Carman Burney

From: Rob Levrant
Sent: Thursday, August 26, 2010 7:47 AM
To: Carman Burney
Subject: SUP-38860

Carman –

I received this feedback regarding the SUP-38860 from the Easy Street Neighborhood Association in support of the proposal.

From: fernando coronado [mailto:desertwolf102255@hotmail.com]
Sent: Thursday, August 26, 2010 6:48 AM
To: Rob Levrant
Subject: Support for the Cardenas Market

Dear Rob and City Planners of Las Vegas,

Regarding case number SUP-38860, the building of a Cardenas Market at Decatur and Meadows Lane, we from the Easy Street Neighborhood Association, just around the corner would like to show not only our support but our encouragement in this project. We feel that this will be a very good thing because ever since the Vons, previously located there, went out of business the area has looked near abandoned and all of us who used that grocery store had to travel further. So not only will this help to fill empty buildings, it will also be very useful to the area to have a quality and family-owned establishment in the area. So please note that the Easy Street Neighborhood Association welcomes this project with open arms and hopes to see Cardenas open its doors soon.

Thank you Fernando Coronado-President of the Easy Street Neighborhood Association



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 07/08/10
Time: 9:00 a.m.

Project Name: Cardenas Market #30

Conversation between CLV P&D Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. John Grider	Planning & Development	229-6711		
2. Steve Gebeke	Planning & Development	229-5410		
3. Lendall Mains	SSA Architecture	873-1718		
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☒ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Airport Overlay (140 feet)

Meeting Notes:

1. Non-owner applicants must be a lessee, contract purchaser or optionee of the property. This is consistent with the requirements of Title 19.18 Applications and Procedures. Architectural, engineering and legal firms (among others) that do not fall within these categories may act as the representative only, not as the applicant.
2. All drawings shall be to scale.
3. Revise the Justification letter to detail the exact uses that are being requested. *GRcery STORE, ACCESSORY PKG LIQUOR, OFF SALE, GAMING*
4. Gaming Establishment, Restricted is an Accessory use to the primary business at the establishment and is limited to not more than 15 slot machines.
5. *PW- DEVCO → MAY REQUIRE TRAFFIC STUDY; COORDINATE w/PW REGARDING DECATUR BLVD WIDENING PROJECT*

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us *no later than 15 days prior* to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date; no exceptions.

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required			
YES	NO		

APPLICATION PACKET		NOTES:
☒	☐	Application signed and notarized by all property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☒	☐	Detailed justification letter
☒	☐	Original meeting notes and checklist(s) signed by planner
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 750.00 (Notification) + \$ 30.00 (Recordation) = \$ 1280.00 Total
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)
☐	☒	Development Impact Notice and Assessment (DINA)
☐	☒	Project of Regional Significance (PRS)
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☒ Representative: ☒ ONLY)

Visit the CLV website for blank application, SOFI & DINA forms @ <http://www.lasvegasnevada.gov/>
(Follow - "I Want To..." -> "Apply for -> Planning Applications")

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

SITE PLAN		NOTES:
☒	☐	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 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 + [30% or less of total] # compact + # handicap = Total
☒	☐	All free-standing sign locations shown and heights and sizes noted

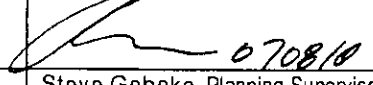
Folded Plans: 6
Colored, Rolled Plans: 1
Reduced Copy (8-1/2x11 BW): 1

FLOOR PLANS		NOTES:
☒	☐	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
☒	☐	Maximum Occupancy (per I.B.C.)
☒	☐	Seating Capacity (where applicable)

Folded Plans: 1
Rolled Plans: 1
Reduced Copy (8-1/2x11 BW): 1

INDICATE FLOOR AREA USED FOR LIQUOR SALES.

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

Owner / Applicant:	DDRMDTMV West LV LLC/Cardenas Market, Inc.	Application Type:	Special Use Permit
Representative:	SSA Architecture	Application Purpose:	Package Liquor Off-Sale Establishment (ACCESSORY)
APN:	139-31-111-001	Site Location:	4700 Meadows Lane
Planner's Signature:	 0708/10	Pre-App. Meeting Date:	07/08/10
Planner:	Steve Gebeke, Planning Supervisor - 229-6711	Submittal Deadline:	08/10/10 - no later than 2:00 pm 07/13/10
		Earliest PC / CC Meeting Dates:	09/23/10 PC - 10/20/10 CC - Cycle 7

08/26/10 PC
10/06/10 CC



SSA ARCHITECTURE

Date: August 12, 2010

Transmittal

To: Steve Gebeke
Planning Supervisor

Company:
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Subject: SUP
Cardenas Market #30
4700 Meadows Lane
Las Vegas, NV

We are sending you VIA:

☒ Hand Delivered
 ☐ US Mail
 ☐ Overnight courier
 ☐ Pick up here
☐ Pick up at blue printer
☐ Faxed transmittal delivery by blue printer

<u>Item(s)</u>	<u>Description</u>
1	Application Form
1	Deed
1	Statement of Financial Interest

RECEIVED
 10 AUG 12 AM 9:25
 PLANNING AND
 DEVELOPMENT

Thank you,

This material is sent for:

☐ Your Information
 ☒ Approval
 ☐ Use on Project
 ☐ Review
☐ Comment

Remarks:

Thank you for your help in this matter. If you have any questions or comments please telephone me at 873-1718.

Transmitted By: Lendall Mains
SSA Architecture

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

September 24, 2010

Mr. Steve Glusker
PACPROP
12111 Wilshire Boulevard, Suite #1025
Los Angeles, California 90025

**RE: SUP-38860 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Glusker:

Your request for a Special Use Permit FOR A 500 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 66,926 SQUARE FOOT RETAIL ESTABLISHMENT (GROCERY STORE) at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Accessory Package Liquor Off-Sale Establishment use.
2. Conformance to the Conditions of Approval of Site Development Plan Review (SDR-38861), except as amended herein.
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. 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. Approval of this Special Use Permit does not constitute approval of a liquor license.

Mayor
Oscar B. Goodman

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



Mr. Steve Glusker
PACPROP
SUP-38860 - Page Two
September 24, 2010

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **September 23, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 4, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Robert Gonzalez
Cardenas Markets, Inc.
1040 South Vintage Avenue, Suite A
Ontario, California 91761

Mr. Lendall Mains
SSA Architecture
4630 South Arville Street, Suite A
Las Vegas, Nevada 89103

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

September 10, 2010

Mr. Steve Glusker
PACPROP
12111 Wilshire Boulevard, Suite #1025
Los Angeles, California 90025

**RE: SUP-38860 - SPECIAL USE PERMIT RELATED TO SDR-38661
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Glusker:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, September 17, 2010** 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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Robert Gonzalez
Cardenas Markets, Inc.
1040 South Vintage Avenue, Suite A
Ontario, California 91761

Mr. Lendall Mains
SSA Architecture
4630 South Arville Street, Suite A
Las Vegas, Nevada 89103

Mayor
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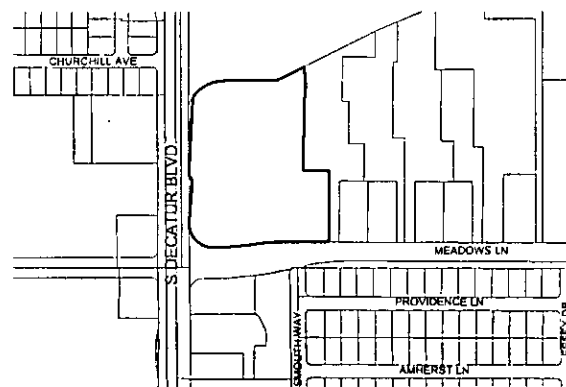
City Manager
Elizabeth N. Fretwell



Application Information

SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: CARDENAS MARKETS, INC. - OWNER:
LAMANZA, LLC - Request for a Special Use Permit FOR A 500
SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE
USE WITHIN A PROPOSED 66,926 SQUARE FOOT RETAIL
ESTABLISHMENT (GROCERY STORE) at 4700 Meadows Lane
(APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1
(Tarkanian).

Application Location



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

Public Hearing Information

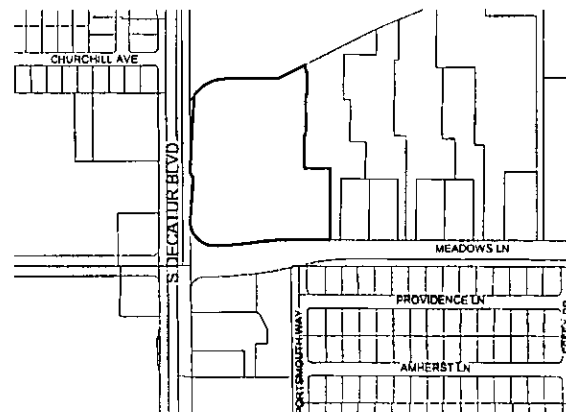
Meeting: Planning Commission
Date: September 23, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: CARDENAS MARKETS, INC. - OWNER:
LAMANZA, LLC - Request for a Special Use Permit FOR A 500
SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE
USE WITHIN A PROPOSED 66,926 SQUARE FOOT RETAIL
ESTABLISHMENT (GROCERY STORE) at 4700 Meadows Lane
(APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1
(Tarkanian).

Application Location



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

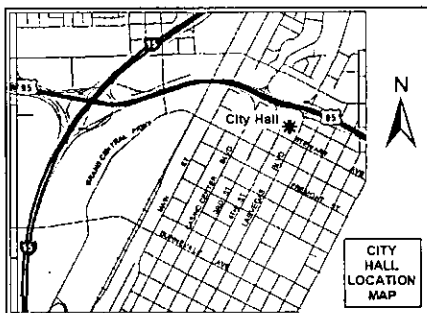
Public Hearing Information

Meeting: Planning Commission
Date: September 23, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

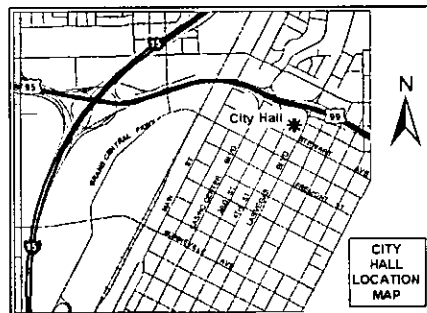
Please use available blank space on card for your comments.

SUP-38860

Planning Commission Meeting of 9/23/2010

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

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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. 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.

SUP-38860

Planning Commission Meeting of 9/23/2010

Development Notification

PC Meeting: September 23, 2010

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

SUP-38860

Sundown HOA

A.G. Properties Apartments

The Greens HOA

Almond Tree Apartments

Twin Lakes Country Club NA

Alpine Village Apartments

Upland Alta NA

Artesian Heights NA

Upland-Harmony Park Place NA

Charleston Estates NA

28

Country Club at Meadows Senior Apartments

Easy Street NA

Fremont Estates NA

Golf Ridge Terrace NA

Images HOA

James Down Towers Resident Council

Meadows Neighborhood Preservation NA

Olive Tree Apartments

Orland Apartments

Palomino Arca Preservation Association (PAPA)

Parkridge Condominium HOA

Paul Culley NA

Promenade @ The Meadows HOA

Rancho Nevada Estates HOA

Rancho Oakey NA

Ridgemount HOA

Sartini Plaza and Annex Resident Council

Stella Fleming Towers

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-38860

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
07/13/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC. - OWNER: PACPROP - Request for a PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED GROCERY STORE at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: *AUGUST 26, 2010*

CITY COUNCIL: *OCTOBER 6, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *JULY 27, 2010*

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

01/26/10 pc



Report Date 07/13/2010 03:18 PM

Submitted By

Page 1

A/P # 38860 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	07/13/2010 13:49	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SUP-38860 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARDENAS MARKETS, INC - OWNER: PACPROP - Request for a PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED GROCERY STORE at 4700 Meadows Lane (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #	38861		
Project #	38860	Project/Phase Name	CARDENAS MARKET
Size/Area	6.31 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site information

Parcel 13931111001

Location

Owner/Tenant

Contact ID	AC1733574	Name	DDRMDTMV WEST LV LLC	
Mailing Address	3300 ENTERPRISE PKWY	Organization		
City	BEACHWOOD	State/Province	OH	
ZIP/PC	44122-7200	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4700 MEADOWS LN
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13931111001

Report Date 07/13/2010 03:18 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1733574 ☐ Foreign
Effective Expire
Name DDRMDTMVWESTLVLLC
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3300 ENTERPRISE PKWY
BEACHWOOD, OH 44122-7200
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OTHER Other APPL Contact ID AC1797571 ☐ Foreign
Effective Expire
Name CARDENAS MARKETS, INC
Day Phone (909)923-1856 x Eve Phone Organization
Pager PIN # Position
Fax (909)201-7262 Mobile Profession
E-Mail
Address 1040 S VINTAGE AVE SUITE A
ONTARIO, CA 91761
Seasonal Addr
Valid From To
Comments ROBERT GONZALEZ

Primary Y Capacity OTHER Other REP Contact ID AC1492357 ☐ Foreign
Effective Expire
Name SSA ARCHITECTURE
Day Phone (702)873-1718 x Eve Phone Organization
Pager PIN # Position
Fax (702)873-1726 Mobile Profession
E-Mail
Address 4630 S. ARVILLE ST.
LAS VEGAS, NV 89103
Seasonal Addr
Valid From To
Comments LENDALL MAINS

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	07/13/2010 13:57	750.00
RECORDING OF NOTICE OF ZONING ACTION	P	07/13/2010 13:57	30.00
PROCESSING FEE	P	07/13/2010 13:57	500.00
Total Unpaid		0.00	Total Paid 1280.00

Review Activities	Review #	Comments	Review Type	#	Status	Waived	Issued	Start	Completed	Comp By
-------------------	----------	----------	-------------	---	--------	--------	--------	-------	-----------	---------

Report Date 07/13/2010 03:18 PM

Submitted By

Page 3

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By FSOLIS

Modified Date/Time 07/13/2010 13:49

Comments

New application and SOFI signed by the owener of record or designee required for this submittal. Ok per Steve G

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
Y	Application/Petition Form	Y	Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y	Deed and Legal Description	Y	Laser Print Site Plan
Y	Justification Letter	Y	Laser Print Floor Plan
Y	Assessors Parcel Map	Y	Statement of Financial Interest
N	DINA (Not Always Required)		

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition

Approval

Approved By

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Planning Condition

Description

Effective

Expire

Comments

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required?

N Will this go to the City Council?

Hearing Type

Public or Admin? PUBLIC

N Project of Regional Significance?

Y Parent Project link required?

is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Type of Use

PACKAGE LIQUOR OFF-SALE ESTABLISHMENT

Y Is this an Alcohol related Use?

Staff Recommendation

Meeting Information

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

08/26/2010

PC

SCHEDULED

0

0

0

FSOLIS

07/13/2010

Report Date 07/13/2010 03:18 PM

Submitted By

Page 4

Meeting Information	Meeting Type	Meeting Status				
Meeting Date					YES Votes	NO Votes
Comments						ABSTENTIONS
Added By	Add Date	Modified By	Modified Date			

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	07/13/2010 14:03		0.00
CORRECTION: CK# FOR 7/13/10 TRANSACTION IS 198827;					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	07/13/2010 14:01		0.00
LENDALL MAINS; CARDENAS; CK#198827; 702-873-1718;					

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Cardenas Market #30
 Project Address (Location) 4700 Meadows Lane
 Project Name Cardenas Market #30 Proposed Use Grocery Store
 Assessor's Parcel #(s) 13931111001 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C1 proposed C1
 Commercial Square Footage 76,678 square feet Floor Area Ratio 25.8%
 Gross Acres 6.81 Lots/Units 1 Density _____
 Additional Information Special Use Permit for Liquor and Gaming

PROPERTY OWNER PACPROP LAMARCA Contact Steve Glusker
 Address 12100 Wilshire Boulevard, Suite 1025 Phone: (310) 447-0707 Fax: (310) 447-0936
 City Los Angeles State CA Zip 90025
 E-mail Address steve@ppgla.com

APPLICANT Cardenas Contact Robert Gonzalez
 Address 1040 S. Vintage Ave., Suite #A Phone: (909) 923-7426 Fax: (909) 201-7262
 City Ontario State CA Zip 91761
 E-mail Address rgonzalez@cmkts.com

REPRESENTATIVE SSA Architecture Contact Lendall Mains
 Address 4630 S. Arville St., Suite A Phone: (702) 873-1718 Fax: (702) 873-1726
 City Las Vegas State NV Zip 89103
 E-mail Address mains@smallstudioassociates.com

Property Owner Signature* _____

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

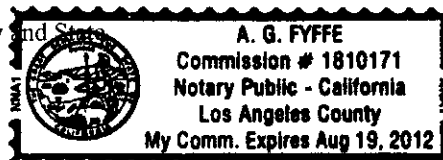
Print Name Steve Glusker

Subscribed and sworn before me A.G. Fyffe

This 29th day of July, 20 10

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38860</u>
Meeting Date:	<u>9-23-10</u>
Total Fee:	<u>\$1280.00</u>
Date Received:	<u>AUG 12, 2010</u>
Received By:	<u>M. Hove</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38860** APN: 13931111001

Name of Property Owner: PACPROP / LAMANZA

Name of Applicant: CARPENAS MARKET

Name of Representative: LENDALL MAINS

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: _____

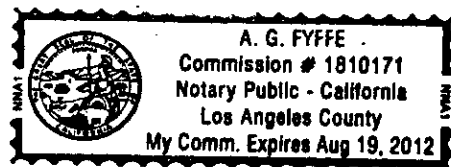
Signature of Property Owner: [Signature]

Print Name: Steve Glusker

Subscribed and sworn before me A. G. Fyffe

This 29th day of July, 2010

[Signature]
Notary Public in and for said County and State



SSA Architecture

4630 S. Arville Street · Suite A
Las Vegas, Nevada 89103-5341
702.8731718 · 702.8731726 fax
web site www.ssarch.org

July 12, 2010

Development Services Center
Planning Department
731 South Fourth Street
Las Vegas, NV 89101,

Re: Justification Letter for Cardenas Market #30
4700 Meadows Lane

Dear Sir or Madam:

Enclosed please find all of the exhibits and application for the proposed Cardenas Market at the location of Highway 95, Meadows Lane and Decatur Blvd. The proposed market will provide new vitality for this area and a face lift for the existing closed Mervyn's Store.

As you are well aware, Cardenas Markets have several locations in Las Vegas at 4421 East Bonanza Road and 4500 East Tropicana Ave. This store will be the third store established in Southern Nevada and the 30th family store and will help to rejuvenate the Decatur and 95 area.

The existing building will remain as is in size with a new façade and new covered entry walk areas. The building is buffered adequately from the residential properties and will bring a neighborhood market to this area and help the existing and future businesses along Decatur Blvd. The hours of operation are seven days a week from 6:00 a.m. to 11:00 p.m. The site, parking, infrastructure, sewer, water, roadway, gas and electric are existing.

We are required to have 331 parking spaces and 413 parking spaces are provided. We are also upgrading the existing Accessible parking from the original 8 to the required 9 plus adding 1 van space for a total of 10. All accessible spaces are being brought up to Title 19 with the 5' access isles on both sides and the 8' access isle on the passenger side of the van parking. We have also done a comprehensive site review of the existing landscape and are adding trees and shrubs in the spirit of Title 19 along Decatur Blvd. and Meadows lane that are spaced 20' apart with 4 shrubs per tree and in the existing parking islands we are adding trees where they are missing with additional shrubs for a minimum of 1 tree per island and 4 shrubs per tree. The proposed signage is also shown on the site plan with one sign on Decatur Blvd. and one sign on Meadows Lane. The minimal adverse affects during construction will all be mitigated appropriately and the end result will be an extraordinary commercial establishment.

The Cardenas family in 1979 opened their first supermarket. Today, Cardenas Markets cater to shoppers, with a wide variety of products from Mexico and Central and South America. The stores feature extensive meat and produce departments, bakeries, and tortillerias.

RECEIVED

JUL 13 2010

City of Las Vegas

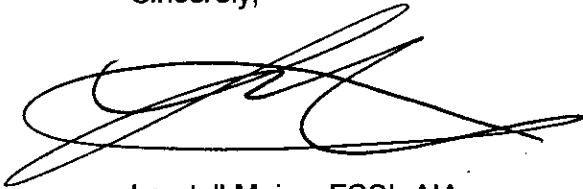


SSA ARCHITECTURE © 2005

SUP-38860
SDR-38861

On behalf of Cardenas Markets, SSA Architecture has been authorized and directed to request an Administrative Approval for the proposed changes to the existing building. Since the facility will contain a grocery store with accessory uses of a package liquor off-sale establishment of approximately 500 square feet and a gaming area of approximately 503 square feet which require state licenses we are also requesting a special use permit for these items separate from the Administrative approval. The overall Cardenas Market area will be 66,055 square feet and there will also be five retail spaces totaling 10,582 square feet along the Decatur Blvd. side for lease to complementary businesses of the Cardenas Market.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lendall Mains', with a stylized, flowing script.

Lendall Mains, FCSI, AIA
Architect



PACPROP LLC.

July 8, 2010

City of Las Vegas
C/O Mr. Robert Gonzalez
Cardenas Markets, Inc.
Via email

Re: Former Mervyn's, 4700 Meadows Lane, Las Vegas, NV

Ladies/Gentlemen:

We are under contract to purchase from an affiliate of Developers Diversified Realty the former Mervyn's store at the above address. Upon close of escrow, we will be leasing the building to Cardenas Markets, Inc. It is our understanding that Cardenas will be making modifications to both the interior and exterior so they can utilize the building as a supermarket. In order to accomplish this, we understand that Cardenas is in the process of obtaining various planning and building approvals from the city which require our consent. We hereby consent.

For your records, I attach the first and last page of the executed purchase contract for the property.

A notarized acknowledgement is also attached.

Please call with any questions.

Sincerely,

Steve Glusker
Manager

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JUL 13 2010
City of Las Vegas

SUP-38860
SDR-38861

A.P.N. # 139-31-111-001

R.P.T.T. \$ _____

RECORDING REQUESTED BY:

Fidelity National Title Co.

MAIL TAX STATEMENTS TO:

Lamanza, LLC

12100 Wilshire Boulevard

Suite 1025

Los Angeles, CA 90025

WHEN RECORDED MAIL TO:

SPACE ABOVE FOR RECORDER'S USE ONLY

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DDR MDT MV WEST LAS VEGAS LLC**, a Delaware limited liability company, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **LAMANZA, LLC**, a Nevada limited liability company, with address at 12100 Wilshire Boulevard, Suite 1025, Los Angeles, CA 90025, and to the heirs and assigns of such Grantee forever, all that real property situated in Clark County of the State of Nevada, bounded and described as follows:

PARCEL NO(S). I and II described ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Property")

TOGETHER WITH: any and all rights, benefits, privileges, easements, tenements, hereditaments, rights-of-way and other appurtenances thereon or in any way appertaining thereto, including, without limitation, Grantor's interest in Parcel No. III described on EXHIBIT A attached hereto and made a part hereof, and any and all water rights which are appurtenant to or associated with the Property, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof;

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TOGETHER WITH: all of the minerals of every kind and nature, including but not limited to oil, gas and other hydrocarbons, geothermal brines and steams and all metallic and non-metallic minerals and materials lying in, under or upon the Property, and any reversions, remainders, rents, issues or profits thereof;

SUBJECT ONLY TO: (i) real estate taxes and assessments, both general and special, not yet due and payable; (ii) zoning and building ordinances, (iii) public streets and rights of way, and (iv) such other matters as set forth on EXHIBIT B attached hereto and made a part hereof.

[signatures on following page]

RECEIVED
AUG 12 2010

DATE: _____

GRANTOR:

DDR MDT MV West Las Vegas LLC,
a Delaware limited liability company

By: _____

Name:

DAVID E. WEISS

Title:

SR. VICE PRESIDENT

STATE OF Ohio)

) SS:

COUNTY OF Cuyahoga)

This instrument was acknowledged before me on August 4, 2010, by
David E. Weiss.

Signature Jeanne Joseph
Notary Public

Attach Exhibit A - Legal Description of Property
Attach Exhibit B - Permitted Exceptions



JEANNE JOSEPH
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
September 7, 2014

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EXHIBIT A

Legal Description

THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, DESCRIBED AS FOLLOWS:

PARCEL I:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31 AS SHOWN ON THE PLAT OF "THE MEADOWS" ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AT PAGE 56 OF BOOK 18 OF PLATS, THENCE SOUTH $89^{\circ}41'09''$ EAST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE); THENCE NORTH $00^{\circ}18'45''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL AND A DISTANCE 50.00 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, A DISTANCE OF 169.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH $00^{\circ}18'45''$ WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID DECATUR BOULEVARD A DISTANCE OF 454.89 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NO. 310209, OF BOOK 851 ON AUGUST 1, 1973 CLARK COUNTY, NEVADA RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH $22^{\circ}44'07''$ EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF $66^{\circ}38'02''$, AN ARC LENGTH DISTANCE OF 174.45 FEET TO A POINT; A RADIAL BEARING FROM SAID POINT BEARS SOUTH $00^{\circ}37'51''$ EAST, THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, ALONG THE FOLLOWING DESCRIBED COURSES: NORTH $89^{\circ}56'11''$ EAST, 198.00 FEET, THENCE NORTH $63^{\circ}07'49''$ EAST, 121.78 FEET; THENCE DEPARTING THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH $00^{\circ}18'51''$ WEST, 400.00 FEET, THENCE SOUTH $89^{\circ}41'09''$ EAST, 96.20 FEET; THENCE SOUTH $00^{\circ}18'51''$ WEST, 273.71 FEET TO A POINT OF INTERSECTION WITH A NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS LANE (73.00 FEET WIDE); THENCE NORTH $89^{\circ}41'09''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 149.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 888.23 FEET, THENCE WESTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF

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8°26'40", AN ARC LENGTH OF 130.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,371.56 FEET; THENCE WESTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF 06°36'01", AN ARC LENGTH OF 158.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 94.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°13'03", AN ARC LENGTH OF 149.65 FEET TO A POINT OF TANGENCY WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, AS SHOWN ON A PLAT OF "THE MEADOWS" ON FILE IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AS PAGE 56 BOOK 18 OF PLATS; THENCE SOUTH 89°41'09" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 50.00 FEET TO A POINT ON THE PROJECTED EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE); THENCE NORTH 00°18'45" WEST, ALONG SAID PROJECTED EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL WITH AND A DISTANCE OF 50.00 FEET EASTERLY, (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 624.03 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NO. 310209 ON AUGUST 1, 1973, CLARK COUNTY, NEVADA RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22°44'07" EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66°38'02" AN ARC LENGTH OF 174.45 FEET; THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF NORTH 89°56'11" EAST, 198.00 FEET; THENCE NORTH 63°07'49" EAST, 121.78 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SUTTERHILL SUBDIVISION AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 23 PAGE 18 OF PLATS; SOUTH 00°18'51" WEST, 269.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°18'51" WEST, 131.00; THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°41'09" WEST, 4.00 FEET; THENCE NORTH 00°18'51" EAST, 131.00 FEET; THENCE SOUTH 89°41'09" EAST, 4.00 FEET TO THE TRUE POINT OF BEGINNING.

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FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 26, 1978 IN BOOK 948 AS INSTRUMENT NO. 907773 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF NEVADA BY THAT CERTAIN DEED RECORDED APRIL 16, 2002 IN BOOK 20020416 AS INSTRUMENT NO. 00135 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED _____, 2010 IN BOOK _____ AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.

PARCEL II:

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, AS SHOWN ON A PLAT OF "THE MEADOWS" ON FILE IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AS PAGE 56 BOOK 18 OF PLATS; THENCE SOUTH 89°41'09" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 50.00 FEET TO A POINT ON THE PROJECTED EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE); THENCE NORTH 00°18'45" WEST, ALONG SAID PROJECTED EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL WITH AND A DISTANCE OF 50.00 FEET EASTERLY (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 624.03 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NO. 310209 ON AUGUST 1, 1973, CLARK COUNTY, NEVADA RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22°44'07" EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66°38'02" AN ARC LENGTH OF 174.45 FEET; THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF NORTH 89°56'11" EAST, 198.00 FEET; THENCE NORTH 63°07'49" EAST, 121.78 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SUTTERHILL SUBDIVISION AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 23 PAGE 18 OF PLATS; SOUTH 00°18'51" WEST, 27.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°18'51" WEST, 92.80; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°41'09" EAST, 5.65 FEET; THENCE NORTH 00°18'51" EAST, 92.80 FEET; THENCE NORTH 89°41'09" WEST, 5.65 FEET TO THE TRUE POINT OF BEGINNING.

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PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND PARKING AS CREATED BY THAT CERTAIN RECIPROCAL GRANT OF EASEMENTS AND DECLARATION OF ESTABLISHING RESTRICTIONS AND COVENANTS RECORDED OCTOBER 30, 1978 IN BOOK 963 AS INSTRUMENT NO. 922424, OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENT RECORDED AUGUST 1, 1980 IN BOOK 1261 AS DOCUMENT NO. 1220242, AND AS FURTHER MODIFIED BY THAT CERTAIN INSTRUMENT RECORDED SEPTEMBER 8, 1983 IN BOOK 1801, AS DOCUMENT NO. 1760094, OFFICIAL RECORDS.

End of Legal Description

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EXHIBIT B

Permitted Exceptions

1. Reservations and provisions as contained in Patent from the United States of America, recorded February 17, 1925, in Book 11 of Deeds, Page 1, as Instrument No. 22099.
2. Abutter's rights of ingress and egress to or from U.S. 95 Expressway have been relinquished in the document recorded March 30, 1973 in Book 314 as Instrument No. 273511 of Official Records. Document also recorded April 24, 1973 in Book 321 as Instrument No. 280593 of Official Records. Document also recorded August 1, 1973 in Book 351 as Instrument No. 310209 of Official Records.
3. A document entitled "Public Highway Agreement" recorded November 8, 1973 in Book 378 as Instrument No. 337893 of Official Records.
4. Easements as shown and/or dedicated upon the final map of The Meadows, on file in Book 18 of plats, Page 56, of Official Records.
5. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 2, 1978, in Book 924 as Instrument No. 883291 of Official Records, over a portion of the land.
6. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 2, 1978, in Book 924 as Instrument No. 883293 of Official Records, over a portion of the land.
7. Easements as shown and/or dedicated upon the final map of Sutter Hill Subdivision, on file in Book 23 of plats, Page 18, of Official Records.
8. Covenants, conditions, and restrictions in a Reciprocal Grant of Easements and Declaration Establishing Restrictions and Covenants recorded October 30, 1978, in Book 963 as Instrument No. 922424 of Official Records.

The right to levy certain charges or assessments against said land which shall become a lien if not paid, as therein set forth. Conferred upon: Maintenance Director.

Document(s) declaring modifications thereof recorded August 1, 1980 in Book 1261 as Instrument No. 1220242 of Official Records.

Document(s) declaring modifications thereof recorded September 8, 1983 in Book 1801 as Instrument No. 1760094 of Official Records.

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A document entitled "Assignment and Assumption of Operating Agreements" recorded October 27, 2004 in Book 20041027 as Instrument No. 05658 of Official Records.

A document entitled "Assignment and Assumption of Reciprocal Easement Agreement" recorded September 23, 2005 in Book 20050923 as Instrument No. 04382 of Official Records.

9. An easement for public utilities and incidental purposes in the document recorded March 8, 1979 in Book 1020 as Instrument No. 979897 of Official Records.
10. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded April 10, 1979, in Book 1037 as Instrument No. 996154 of Official Records, over a portion of the land.
11. An easement for public utilities and incidental purposes in the document recorded September 4, 1980 in Book 1277 as Instrument No. 1236101 of Official Records.
12. An easement for public utilities and incidental purposes in the document recorded March 17, 1982 in Book 1536 as Instrument No. 1495919 of Official Records.

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PURCHASE AGREEMENT
(4700 Meadows Lane, Las Vegas, NV)

THIS PURCHASE AGREEMENT (this "Agreement") is made by and between DDR MDT MV WEST LAS VEGAS, LLC, a Delaware limited liability company ("Seller") and PACPROP LLC, a Nevada limited liability company ("Buyer"). The date this Agreement is signed by Seller, if Seller is the last to sign, or by Buyer, if Buyer is the last to sign shall constitute the "Effective Date" of this Agreement.

SECTION 1 - THE PROPERTY.

1.1 - Agreement. Seller agrees to sell and Buyer agrees to purchase the real property consisting of approximately 6.81 acres, situated in the City of Las Vegas, County of Clark, State of Nevada, more particularly described in Exhibit A attached hereto and made a part hereof, together with a certain building containing approximately 75,684 square feet and all related improvements located thereon, if any, and all appurtenant easements, rights, and privileges (the "Property").

SECTION 2 - PURCHASE PRICE.

2.1 Buyer agrees to pay Seller, as the purchase price for the Property, the sum ~~of One Hundred Thousand and No/100 Dollars (\$100,000.00)~~ and No/100 Dollars (~~100,000.00~~) (the "Purchase Price"). The Purchase Price shall be paid as follows:

- (a) Within three (3) business days after the Effective Date of this Agreement, Buyer shall deposit in escrow with the Title Company (as hereinafter defined) the sum of One Hundred Thousand and No/100 Dollars (\$100,000.00) as an earnest money deposit (the "Earnest Deposit").
- (b) Buyer shall deliver to the Escrow Agent (as hereinafter defined) the Purchase Price, less the Earnest Deposit and the credits authorized to Buyer, in immediately available funds, on or prior to the Closing Date (as hereinafter defined).

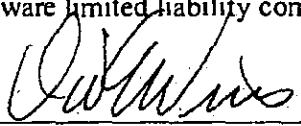
SECTION 3 - ESCROW AND TITLE INSURANCE.

3.1 - Escrow Agent. The parties hereto designate Fidelity National Title Company, 915 Wilshire Boulevard, Suite 2125, Los Angeles, CA 90019, Attn: Missy Barth - Major Accounts ("Title Company") as the escrow agent ("Escrow Agent") in connection with this transaction. This Agreement shall serve as escrow instructions and shall be subject to the usual conditions of acceptance of Escrow Agent, insofar as the same are not inconsistent with any of the terms hereof. By execution of this Agreement, Title Company agrees that the Earnest Deposit shall be held as a deposit under this Agreement in an interest-bearing account and: (a) applied against the Purchase Price if Closing occurs; or (b) delivered to Seller or Buyer, in accordance with the terms of this Agreement upon the written approval of Seller and Buyer, if Closing does not occur. Interest on the Earnest Deposit shall be paid to the party entitled to receive the Earnest Deposit pursuant to this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on the respective dates specified below.

SELLER:

DDR MDT MV WEST LAS VEGAS, LLC,
a Delaware limited liability company

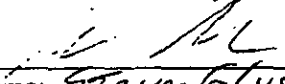
By: 

Name: David E. Weiss
Title: Senior Vice President

Dated: ^{June}~~May~~ 18, 2010

BUYER:

PACPROP LLC,
a Nevada limited liability company

By: 

Name: Steve Glusko
Title: Manager

Dated: May 12, 2010

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On July 8, 2010 before me, A. G. Fyffe, Notary Public
(Here insert name and title of the officer)
personally appeared Steve Glusker

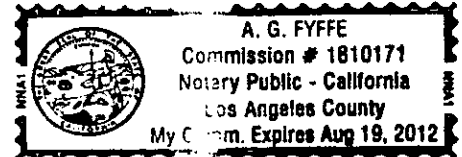
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Letter to City of Las Vegas
(Title or description of attached document)

re: Former Madyn's 4700 Meadows Ln
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

20050923-0004381

Fee: \$23.00 RPTT: \$49,684.20
N/C Fee: \$25.00

09/23/2005 11:20:24
T20050175262

Requestor:
STEWART TITLE OF NEVADA

Frances Deane KGP
Clark County Recorder Pgs: 10

A.P.N.# 139-31-111-001

R.P.T.T. \$ 46,684.20

RECORDING REQUESTED BY:
STEWART TITLE OF NEVADA

MAIL RECORDED DOCUMENT TO:

Patricia J. Curtis
Snell & Wilmer LLP
3800 Howard Hughes Parkway, Suite 1000
Las Vegas, NV 89109

MAIL TAX STATEMENT TO:

Deb McFadden
Developers Diversified Realty
3300 Enterprise Parkway
Beachwood, OH 44122

051 4700 Meadows Lane, W Las Vegas, NV

(Space Above For Recorder's Use)

CORPORATION

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MDS Realty II, LLC**, a Delaware limited liability company, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **DDR MDT MV West Las Vegas LLC**, a Delaware limited liability company, and to the heirs and assigns of such Grantee forever, all that real property situated in Clark County, State of Nevada, bounded and described as follows:

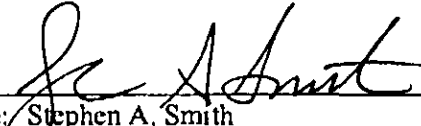
Parcel Nos. I and II described on EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH: any and all rights, benefits, privileges, easements, tenements, hereditaments, rights-of-way and other appurtenances thereon or in any way appertaining thereto, including, without limitation, Grantor's interest in Parcel No. III described on EXHIBIT A attached hereto and made a part hereof;

SUBJECT ONLY TO: (i) real estate taxes and assessments which are a lien but not yet due and payable, (ii) building and zoning laws, ordinances and regulations, (iii) public streets and rights of way, and (iv) such other matters as set forth on EXHIBIT B attached hereto and made a part hereof.

DATE: September 7, 2005

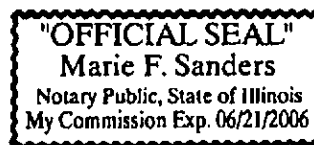
MDS Realty II, LLC,
a Delaware limited liability company

By: 
Name: Stephen A. Smith
Title: Vice President

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

This instrument was acknowledge before me on September 7th, 2005, by Stephen A. Smith, Vice President of MDS Realty II, LLC, a Delaware limited liability company.

Marie F. Sanders
Notary Public



ASSESSOR'S COPY

**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, DESCRIBED AS FOLLOWS:

PARCEL I:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31 AS SHOWN ON THE PLAT OF "THE MEADOWS" ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AT PAGE 56 OF BOOK 18 OF PLATS, THENCE SOUTH 89°41'09" EAST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE); THENCE NORTH 00°18'45" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL AND A DISTANCE 50.00 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, A DISTANCE OF 169.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°18'45" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID DECATUR BOULEVARD A DISTANCE OF 454.89 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NO. 310209, OF BOOK 851 ON AUGUST 1, 1973 CLARK COUNTY, NEVADA RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22°44'07" EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66°38'02", AN ARC LENGTH DISTANCE OF 174.45 FEET TO A POINT; A RADIAL BEARING FROM SAID POINT BEARS SOUTH 00°37'51" EAST, THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, ALONG THE FOLLOWING DESCRIBED COURSES: NORTH 89°56'11" EAST, 198.00 FEET, THENCE NORTH 63°07'49" EAST, 121.78 FEET; THENCE DEPARTING THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°18'51" WEST, 400.00 FEET, THENCE SOUTH 89°41'09" EAST, 96.20 FEET; THENCE SOUTH 00°18'51" WEST, 273.71 FEET TO A POINT OF INTERSECTION WITH A NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS LANE (73.00 FEET WIDE); THENCE NORTH 89°41'09" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 149.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 888.23 FEET, THENCE WESTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF 8°26'40", AN ARC LENGTH OF 130.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,371.56 FEET; THENCE WESTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF 06°36'01", AN ARC LENGTH OF 158.00 FEET TO A POINT OF

COMPOUND CURVATURE OF A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 94.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $91^{\circ}13'03''$, AN ARC LENGTH OF 149.65 FEET TO A POINT OF TANGENCY WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, AS SHOWN ON A PLAT OF "THE MEADOWS" ON FILE IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AS PAGE 56 BOOK 18 OF PLATS; THENCE SOUTH $89^{\circ}41'09''$ EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 50.00 FEET TO A POINT ON THE PROJECTED EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE); THENCE NORTH $00^{\circ}18'45''$ WEST, ALONG SAID PROJECTED EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL WITH AND A DISTANCE OF 50.00 FEET EASTERLY, (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 624.03 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NO. 310209 ON AUGUST 1, 1973, CLARK COUNTY, NEVADA RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH $22^{\circ}44'07''$ EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF $66^{\circ}38'02''$ AN ARC LENGTH OF 174.45 FEET; THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF NORTH $89^{\circ}56'11''$ EAST, 198.00 FEET; THENCE NORTH $63^{\circ}07'49''$ EAST, 121.78 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SUTTERHILL SUBDIVISION AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 23 PAGE 18 OF PLATS; SOUTH $00^{\circ}18'51''$ WEST, 269.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $00^{\circ}18'51''$ WEST, 131.00; THENCE DEPARTING SAID WESTERLY LINE, NORTH $89^{\circ}41'09''$ WEST, 4.00 FEET; THENCE NORTH $00^{\circ}18'51''$ EAST, 131.00 FEET; THENCE SOUTH $89^{\circ}41'09''$ EAST, 4.00 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 26, 1978 IN BOOK 948 AS INSTRUMENT NO. 907773 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF NEVADA BY THAT CERTAIN DEED RECORDED APRIL 16, 2002 IN BOOK 20020416 AS INSTRUMENT NO. 00135 OF OFFICIAL RECORDS.

PARCEL II:

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, AS SHOWN ON A PLAT OF "THE MEADOWS" ON FILE IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AS PAGE 56 BOOK 18 OF PLATS; THENCE SOUTH 89°41'09" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 50.00 FEET TO A POINT ON THE PROJECTED EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE); THENCE NORTH 00°18'45" WEST, ALONG SAID PROJECTED EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL WITH AND A DISTANCE OF 50.00 FEET EASTERLY (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 624.03 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NO. 310209 ON AUGUST 1, 1973, CLARK COUNTY, NEVADA RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22°44'07" EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66°38'02" AN ARC LENGTH OF 174.45 FEET; THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF NORTH 89°56'11" EAST, 198.00 FEET; THENCE NORTH 63°07'49" EAST, 121.78 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SUTTERHILL SUBDIVISION AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 23 PAGE 18 OF PLATS; SOUTH 00°18'51" WEST, 27.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°18'51" WEST, 92.80; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°41'09" EAST, 5.65 FEET; THENCE NORTH 00°18'51" EAST, 92.80 FEET; THENCE NORTH 89°41'09" WEST, 5.65 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND PARKING AS CREATED BY THAT CERTAIN RECIPROCAL GRANT OF EASEMENTS AND DECLARATION OF ESTABLISHING RESTRICTIONS AND COVENANTS RECORDED OCTOBER 30, 1978 IN BOOK 963 AS INSTRUMENT NO. 922424, OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENT RECORDED AUGUST 1, 1980 IN BOOK 1261 AS DOCUMENT NO. 1220242, AND AS FURTHER

MODIFIED BY THAT CERTAIN INSTRUMENT RECORDED SEPTEMBER 8, 1983 IN
BOOK 1801, AS DOCUMENT NO. 1760094, OFFICIAL RECORDS.

ASSESSOR'S COPY

EXHIBIT B

1. PATENT: Mineral rights, reservations, easements and exclusions in the patent from the State of Nevada recorded FEBRUARY 17, 1925, in Book 11 OF DEEDS, PAGE 1 as Document No. 22099 of Official Records.
2. ANY FAILURE OR IMPAIRMENT OF THE RIGHT OF THE LAND FOR ACCESS TO OR FROM U.S. 95 EXPRESSWAY AS DISCLOSED BY DEEDS RECORDED MARCH 30, 1973 IN BOOK 314 AS DOCUMENT NO. 273511, AND RECORDED APRIL 24, 1973 IN BOOK 321 AS DOCUMENT NO. 280593, AND RECORDED AUGUST 1, 1973 IN BOOK 351 AS DOCUMENT NO. 310209 OF OFFICIAL RECORDS.

Terms, Covenants, Conditions and Provisions in that certain instrument entitled PUBLIC HIGHWAY AGREEMENT, recorded NOVEMBER 8, 1973 in Book 378 as Document No. 337893 of Official Records.

3. EASEMENTS AND DEDICATIONS as indicated or delineated on the plat of said subdivision on file in Book 18 of Plats, Page 56, Official Records. (See map for full particulars.)
4. EASEMENT: An easement affecting the portion of said land, and for the purposes stated herein, and incidental purposes.
In Favor Of : LAS VEGAS VALLEY WATER DISTRICT
For : PIPELINES
Recorded : AUGUST 2, 1978
Book No. : 924
Document No. : 883291, of Official Records.

Terms, Covenants, Conditions and Provisions in that certain instrument entitled EASEMENT, recorded AUGUST 2, 1978 in Book 924 as Document No. 883291 of Official Records.

5. EASEMENT: An easement affecting the portion of said land, and for the purposes stated herein, and incidental purposes.
In Favor Of : LAS VEGAS VALLEY WATER DISTRICT
For : PIPELINES
Recorded : AUGUST 2, 1978
Book No. : 924
Document No. : 883293, of Official Records.

Terms, Covenants, Conditions and Provisions in that certain instrument entitled EASEMENT, recorded AUGUST 2, 1978 in Book 924 as Document No. 883293 of Official Records.

6. EASEMENTS AND DEDICATIONS as indicated or delineated on the plat of said subdivision on file in Book 23 of Plats, Page 18, Official Records. (See map for full particulars.)

EXHIBIT B

(continued)

7. Terms, Covenants, Conditions and Provisions in that certain instrument entitled RECIPROCAL GRANT OF EASEMENTS AND DECLARATION ESTABLISHING RESTRICTIONS AND COVENANTS, recorded OCTOBER 30, 1978 in Book 963 as Document No. 922424 of Official Records.

RIGHT TO LEVY ASSESSMENTS: The right to levy certain charges or assessment against said land which shall become a lien if not paid as set forth in the above Declaration of Restrictions is conferred upon MAINTENANCE DIRECTOR.

MODIFICATION: Said covenants, conditions and restrictions were modified by an instrument recorded AUGUST 1, 1980, in Book 1261, as Document No. 1220242, of Official Records.

MODIFICATION: Said covenants, conditions and restrictions were modified by an instrument recorded SEPTEMBER 8, 1983, in Book 1801, as Document No. 1760094, of Official Records.

AN ASSIGNMENT AND ASSUMPTION OF THE RIGHTS AND OBLIGATIONS THEREIN WAS EXECUTED BY AND BETWEEN MERVYN'S, LLC, AS ASSIGNOR, AND MDS REALTY II, LLC, AS ASSIGNEE, DATED SEPTEMBER 2, 2004, AND RECORDED OCTOBER 27, 2004, IN BOOK 20041027, AS DOCUMENT NO. 05658, OFFICIAL RECORDS.

8. RIGHT OF WAY: Right-of-Way Grant affecting the portion of said land and for the purposes stated herein, and incidental purposes
- | | |
|--------------|--|
| In Favor Of | : NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY |
| For | : POWER AND COMMUNICATIONS |
| Recorded | : MARCH 8, 1979 |
| Book No. | : 1020 |
| Document No. | : 979897, of Official Records. |

9. EASEMENT: An easement affecting the portion of said land, and for the purposes stated herein, and incidental purposes.
- | | |
|--------------|-----------------------------------|
| In Favor Of | : LAS VEGAS VALLEY WATER DISTRICT |
| For | : PIPELINES |
| Recorded | : APRIL 10, 1979 |
| Book No. | : 1037 |
| Document No. | : 996154, of Official Records. |

Terms, Covenants, Conditions and Provisions in that certain instrument entitled EASEMENT, recorded APRIL 10, 1979 in Book 1037 as Document No. 996154 of Official Records.

EXHIBIT B
(continued)

10. RIGHT OF WAY: Right-of-Way Grant affecting the portion of said land and for the purposes stated herein, and incidental purposes
In Favor Of : NEVADA POWER COMPANY
For : UNDERGROUND ELECTRICAL SYSTEM(S)
Recorded : SEPTEMBER 4, 1980
Book No. : 1277
Document No. : 1236101, of Official Records.
11. RIGHT OF WAY: Right-of-Way Grant affecting the portion of said land and for the purposes stated herein, and incidental purposes
In Favor Of : NEVADA POWER COMPANY
For : UNDERGROUND ELECTRICAL SYSTEM(S)
Recorded : MARCH 17, 1982
Book No. : 1536
Document No. : 1495919, of Official Records.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 139-31-111-001
b) _____
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 Retail

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 9,742,000.00

(

\$ 9,742,000.00

\$ 49,684.20

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature]

Capacity Vice President

Signature [Signature]

Capacity Senior Vice President

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: MDS Realty II, LLC, a Delaware limited liability co.

Address: c/o Klaff Realty, LP 122 S. Michigan Ave., Ste. 1000

City: Chicago

State: Illinois Zip: 60603

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: DDR MDT MV West Las Vegas LLC, a Delaware limited liability co.

Address: Attn: General Counsel 3300 Enterprise Parkway

City: Beachwood

State: Ohio Zip: 44122

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Stewart Title

Escrow # 505794

Address: 3773 Howard Hughes Blvd

City: Las Vegas State: NV

Zip: 89109

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

438)