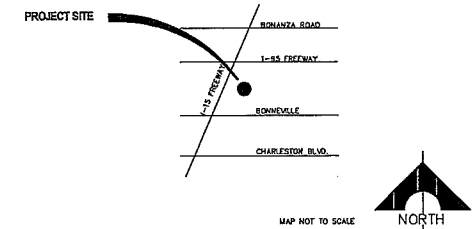
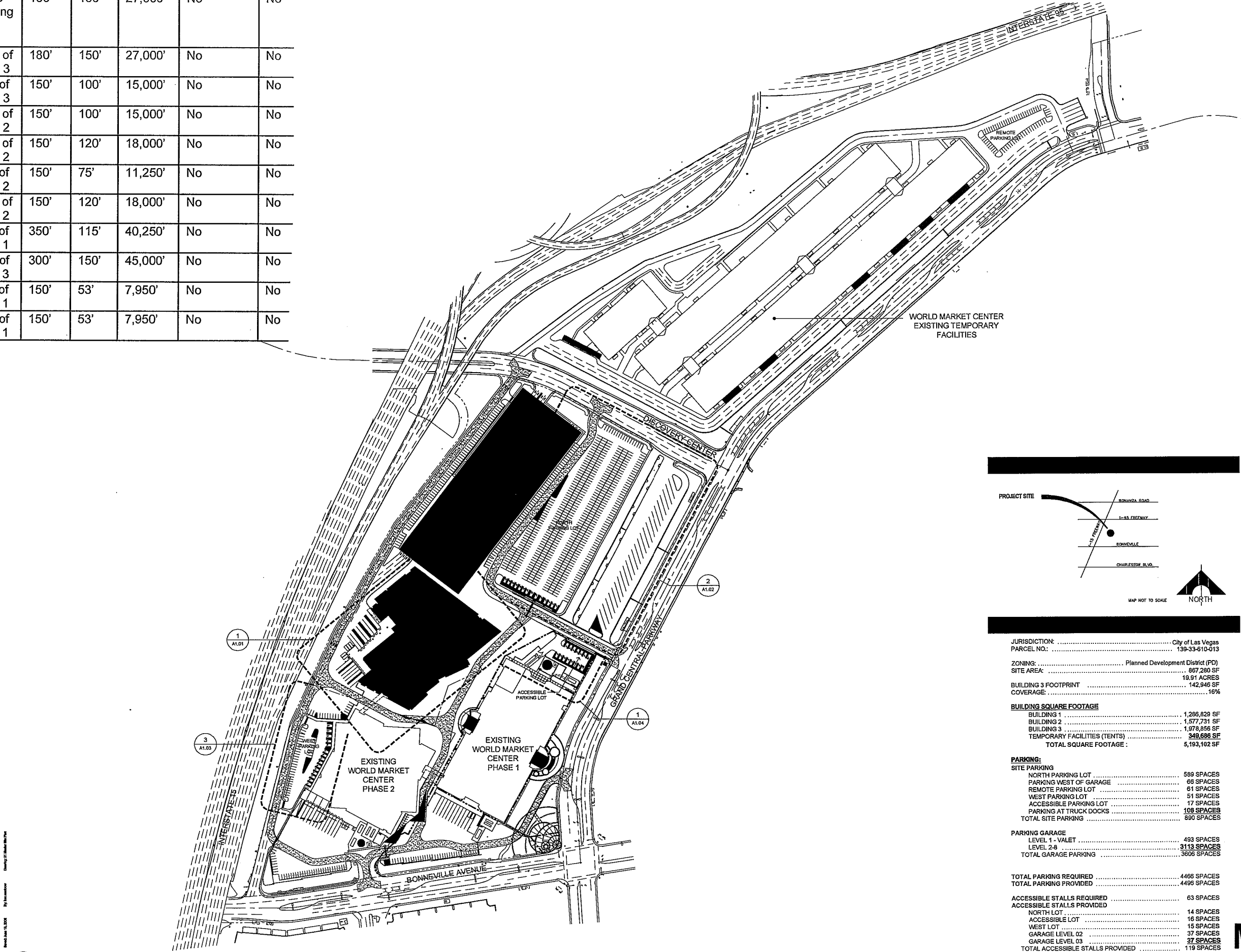


Type of Sign	Location	Height	Width	Area	Illumination	Animation
ALL are On-Premise 3M 3662 Vinyl with Laminate	W. Side of Building 3	180'	150'	27,000'	No	No
	W. Side of Building 3	180'	150'	27,000'	No	No
	S. Side of Building 3	150'	100'	15,000'	No	No
	W. Side of Building 2	150'	100'	15,000'	No	No
	W. Side of Building 2	150'	120'	18,000'	No	No
	S. Side of Building 2	150'	75'	11,250'	No	No
	W. Side of Building 2	150'	120'	18,000'	No	No
	E. Side of Building 1	350'	115'	40,250'	No	No
	N. Side of Building 3	300'	150'	45,000'	No	No
	S. Side of Building 1	150'	53'	7,950'	No	No
	N. Side of Building 1	150'	53'	7,950'	No	No



JURISDICTION:	City of Las Vegas
PARCEL NO.:	139-33-610-013
ZONING:	Planned Development District (PD)
SITE AREA:	667,280 SF
	19.91 ACRES
BUILDING 3 FOOTPRINT	142,946 SF
COVERAGE:	16%
BUILDING SQUARE FOOTAGE	
BUILDING 1	1,286,829 SF
BUILDING 2	1,577,731 SF
BUILDING 3	1,978,856 SF
TEMPORARY FACILITIES (TENTS)	349,688 SF
TOTAL SQUARE FOOTAGE :	5,193,102 SF

PARKING:	
SITE PARKING	
NORTH PARKING LOT	589 SPACES
PARKING WEST OF GARAGE	68 SPACES
REMOTE PARKING LOT	61 SPACES
WEST PARKING LOT	51 SPACES
ACCESSIBLE PARKING LOT	17 SPACES
PARKING AT TRUCK DOCKS	108 SPACES
TOTAL SITE PARKING	895 SPACES

PARKING GARAGE	
LEVEL 1 - VALET	493 SPACES
LEVEL 2-8	3113 SPACES
TOTAL GARAGE PARKING	3606 SPACES

TOTAL PARKING REQUIRED	4466 SPACES
TOTAL PARKING PROVIDED	4496 SPACES

ACCESSIBLE STALLS REQUIRED	
ACCESSIBLE STALLS PROVIDED	
NORTH LOT	14 SPACES
ACCESSIBLE LOT	16 SPACES
WEST LOT	15 SPACES
GARAGE LEVEL 02	37 SPACES
GARAGE LEVEL 03	37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED	119 SPACES

A MASTER SITE PLAN
Scale 1" = 120'

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MSP-40138
BLUE SHEET
12/16/10 PC

DEC 10 2010

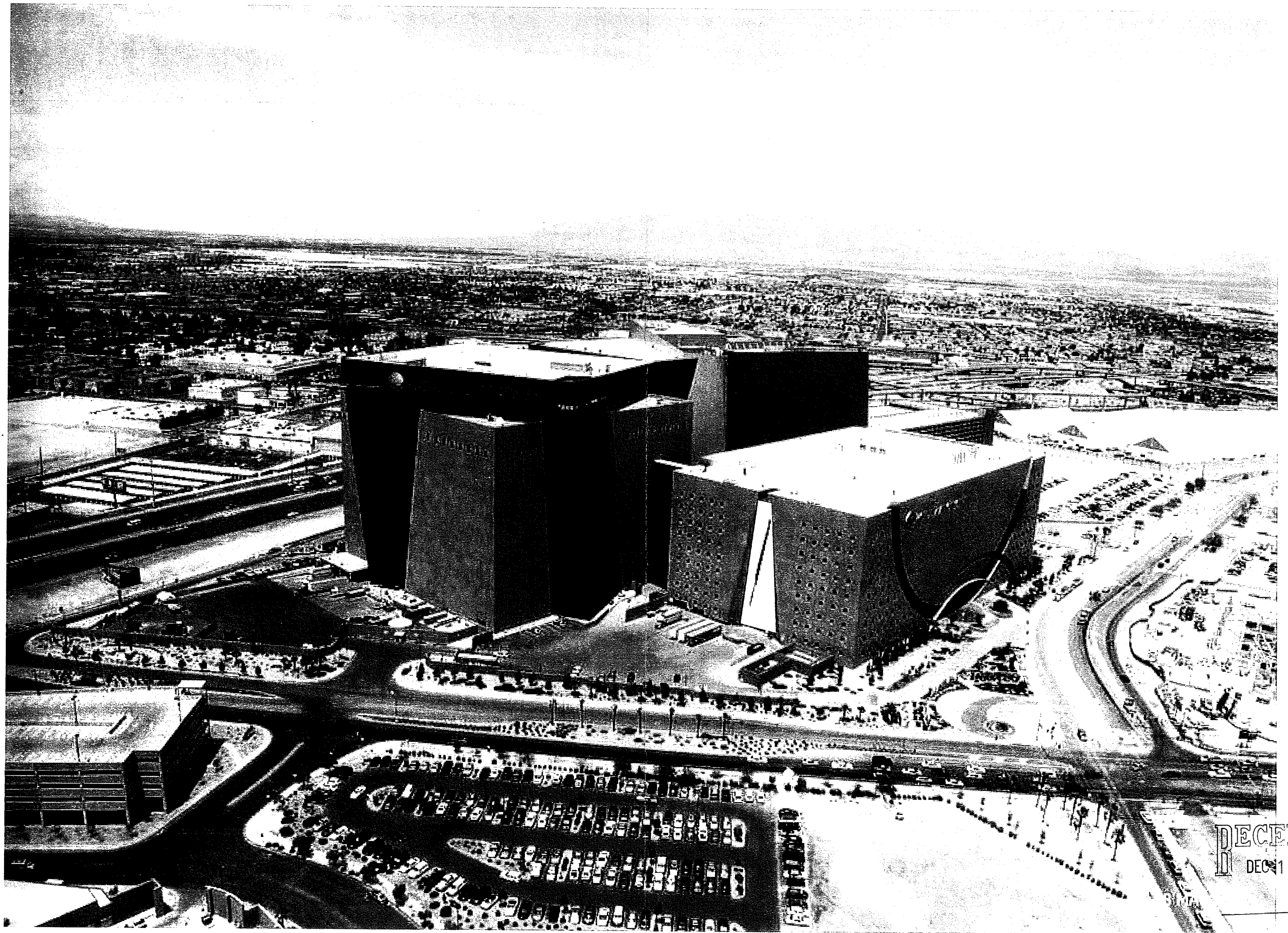


MSP 40138
BLUE SHEET
12/16/10 PC

DEC 10 2010

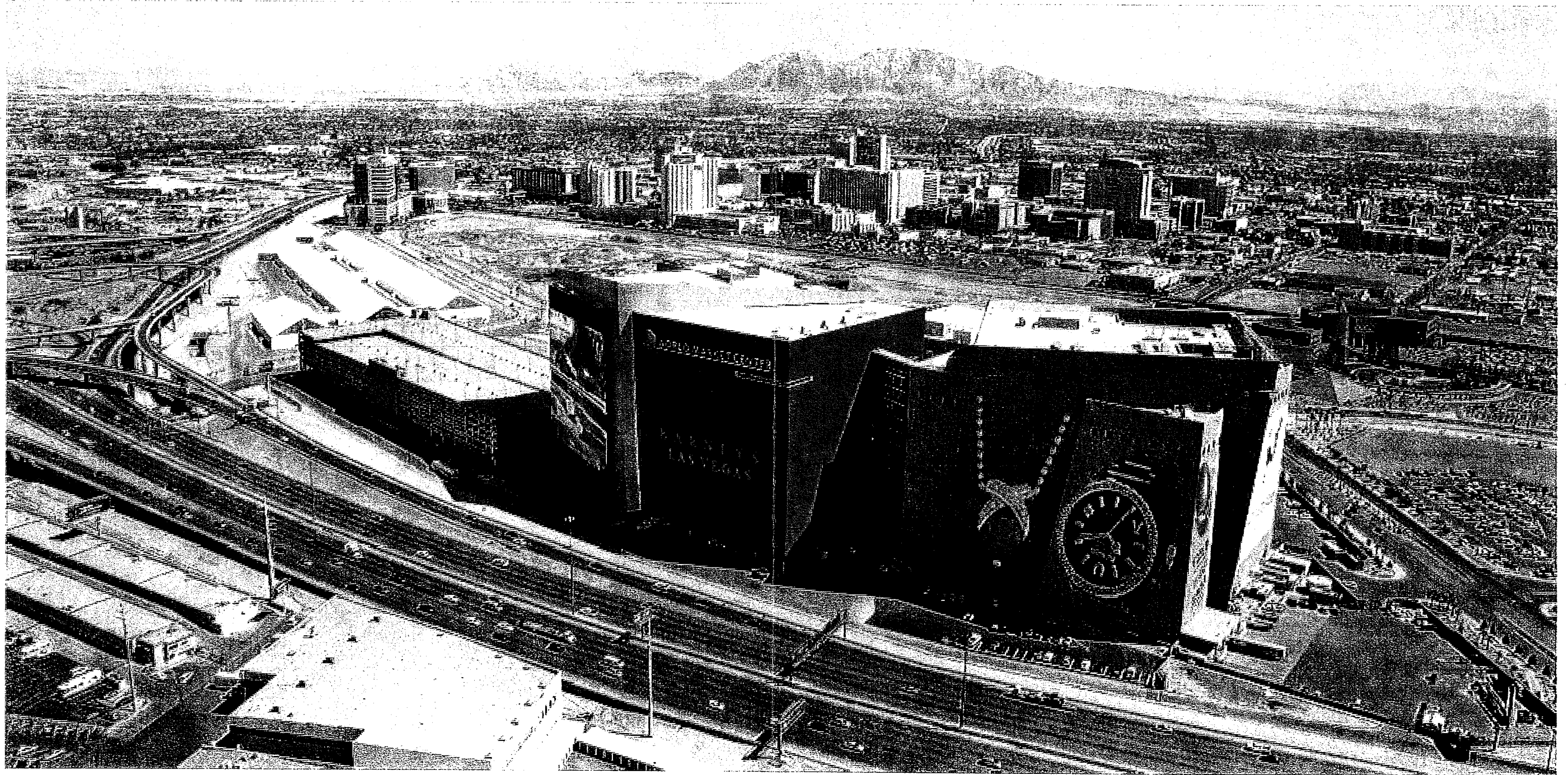


DECLASSIFIED
DEC 10 2010

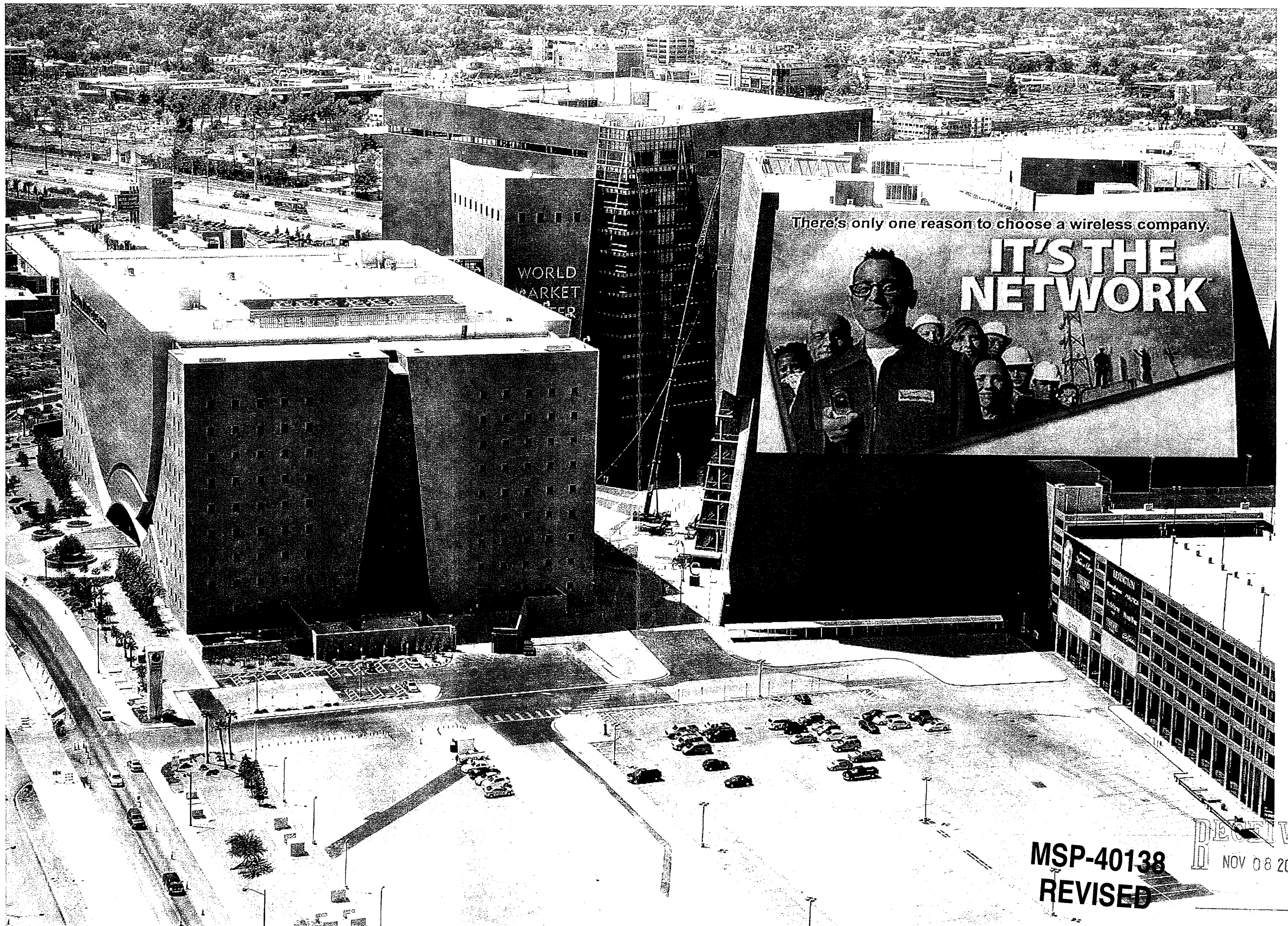


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DEC 10 2010

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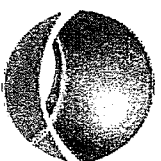
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NOV 08 2010



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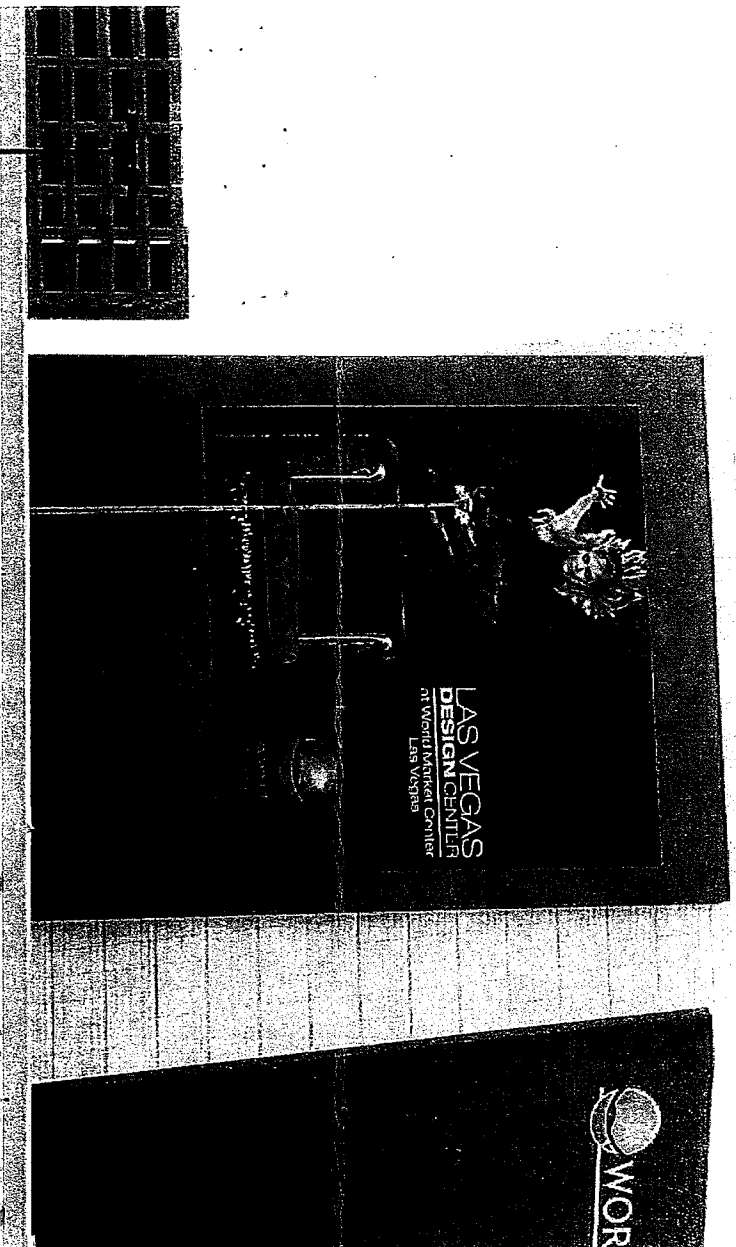
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NOV 08 2010

RECEIVED
NOV 08 2010



LAS VEGAS **DESIGN CENTER**
at World Market Center Las Vegas

WORLD MARKET CENTER™
LAS VEGAS



WORLD MARKET CENTER

LOCATION: West Facing on Building 3

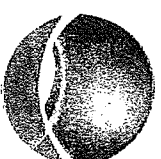
SIZE: 150 x 150 feet (estimate only)

TYPE OF SYSTEM: Vinyl Wrap

TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

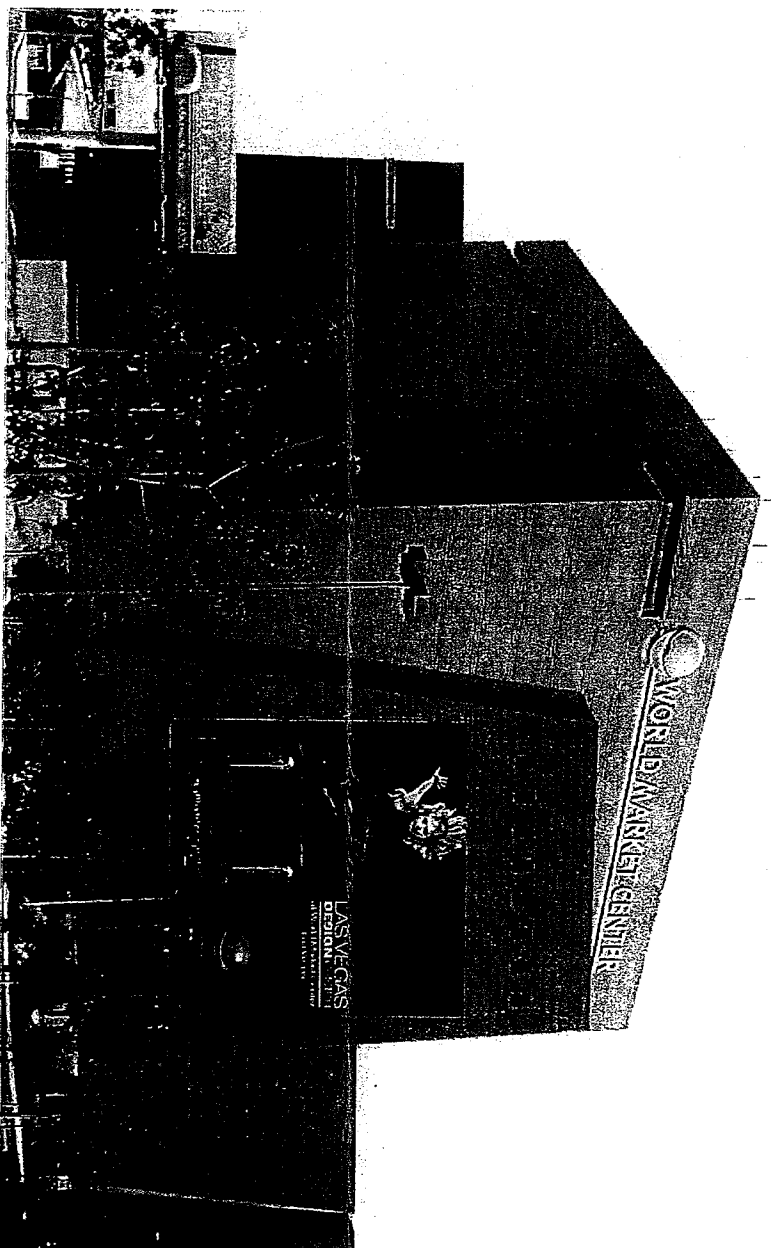
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RECEIVED
NOV 08 2010



LAS VEGAS **DESIGN** CENTER
at World Market Center Las Vegas

WORLD MARKET CENTER™
LAS VEGAS



WORLD MARKET CENTER

LOCATION: South Facing on Building 2

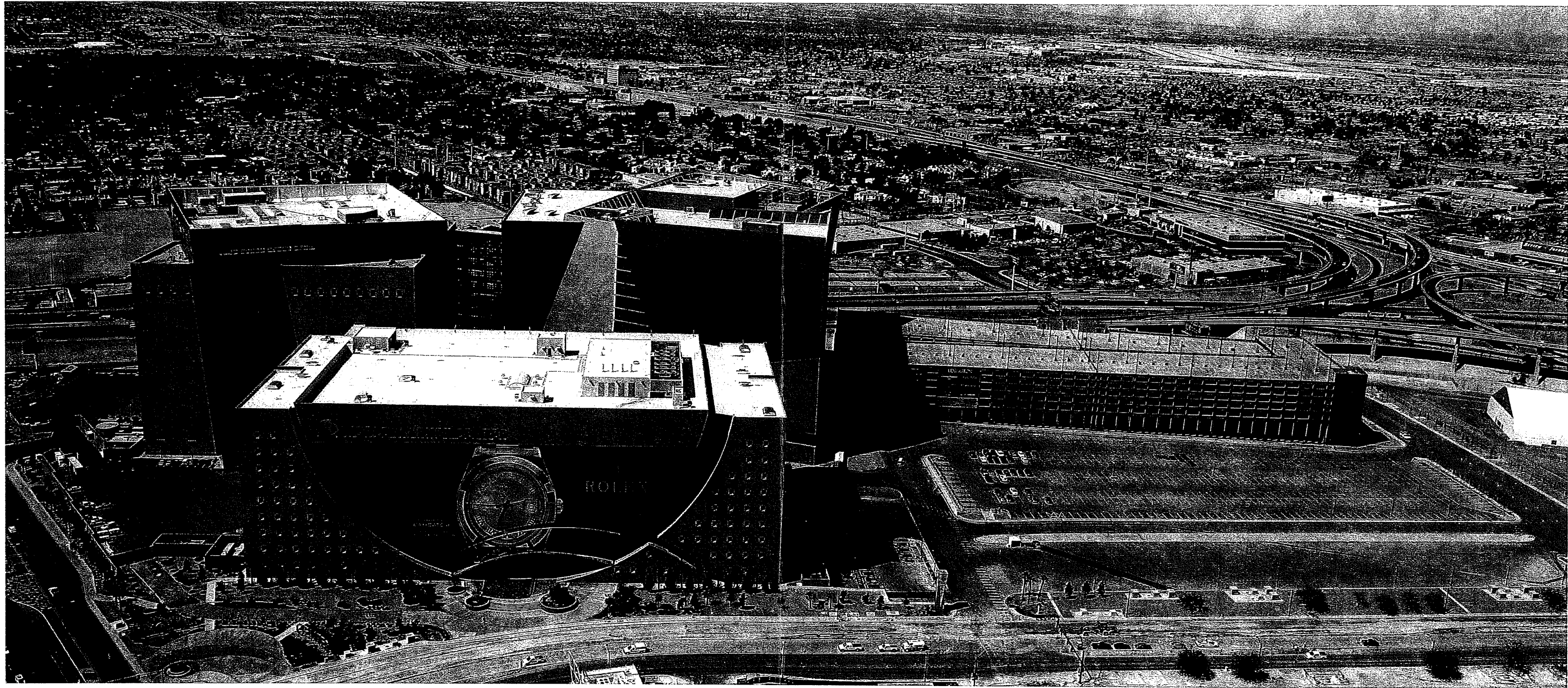
SIZE: 120 x 120 feet (estimate only)

TYPE OF SYSTEM: Vinyl Wrap

TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

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MSP-40138
REVISED



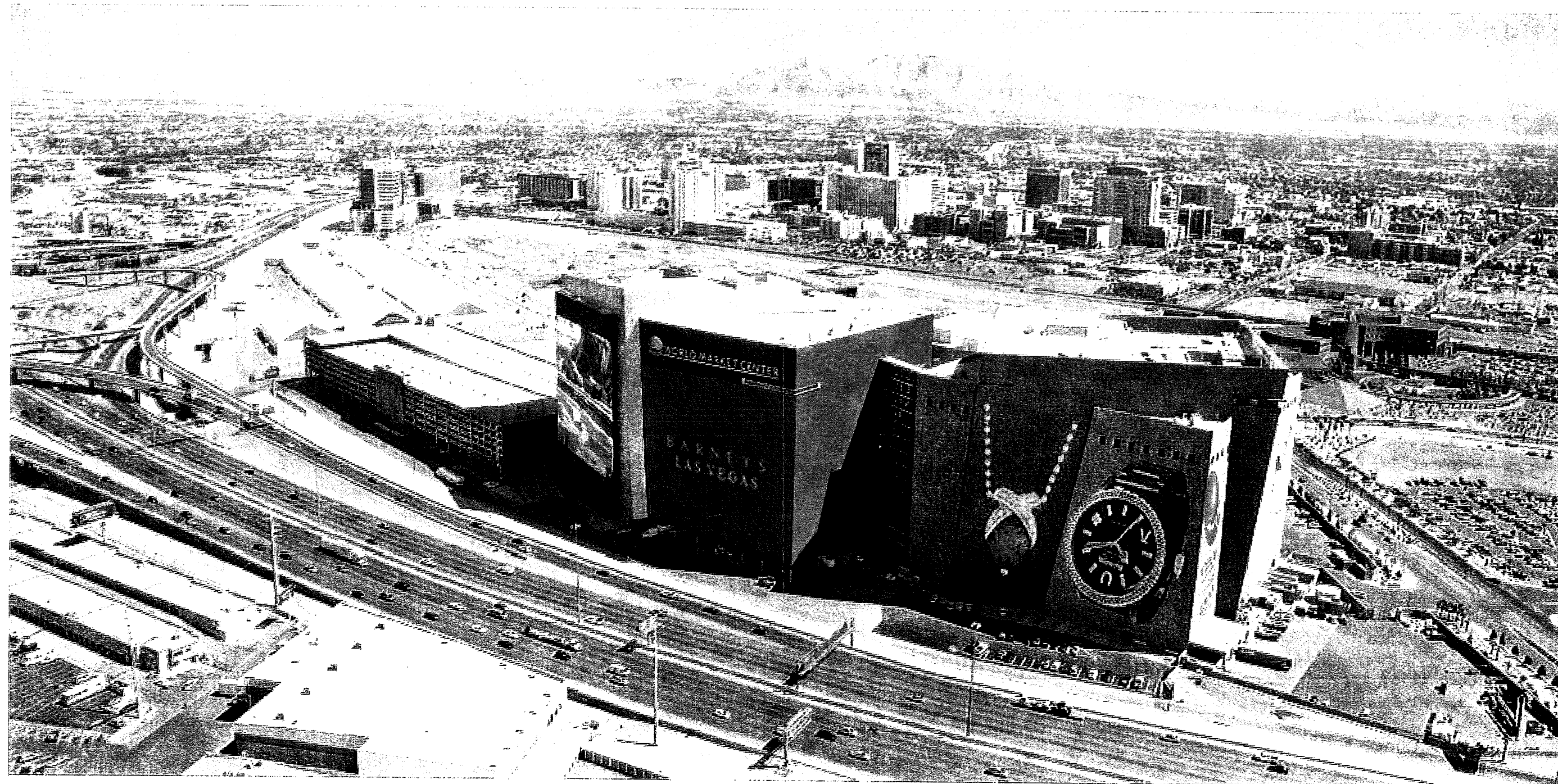
RECEIVED
NOV 08 2010



SCALE: 1/32" = 1'-0"

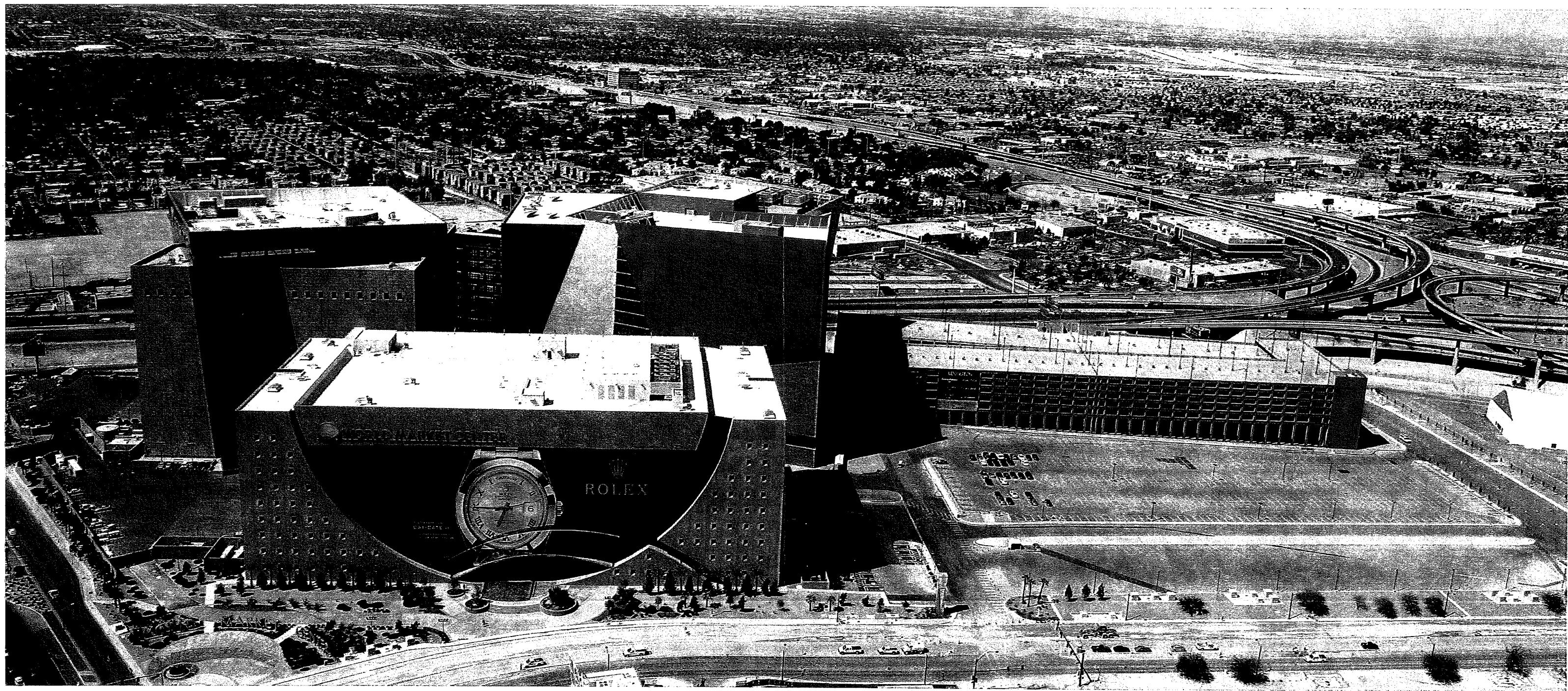
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City of Las Vegas



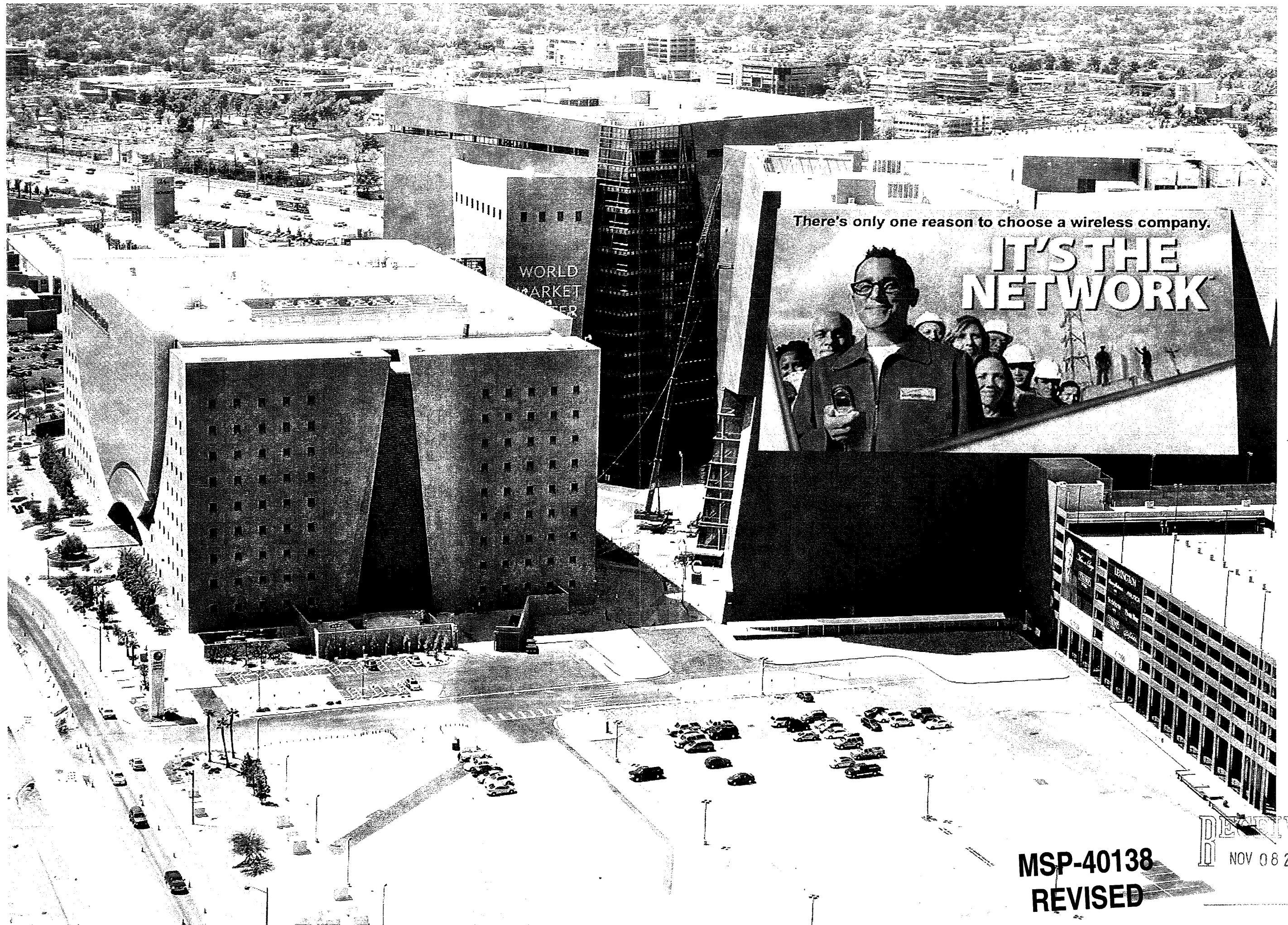
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NOV 08 2010



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REVISED

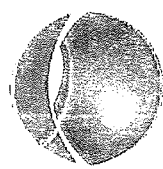
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NOV 08 2010



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NOV 08 2010

RECEIVED
NOV 08 2010



LAS VEGAS **DESIGN CENTER**
at World Market Center Las Vegas

WORLD MARKET CENTER
LAS VEGAS



WORLD MARKET CENTER

LOCATION: West Facing on Building 3

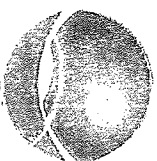
SIZE: 150 x 150 feet (estimate only)

TYPE OF SYSTEM: Vinyl Wrap

TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

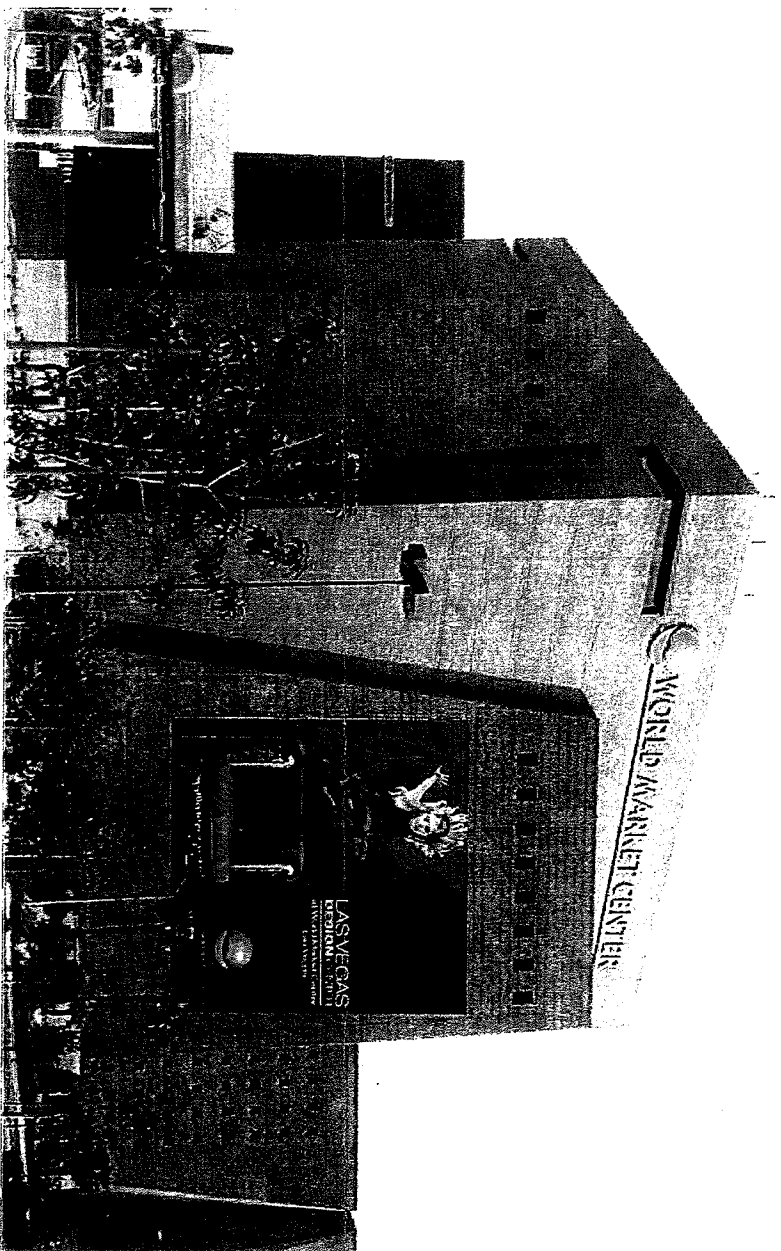
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LAS VEGAS **DESIGN CENTER**
at World Market Center Las Vegas

WORLD MARKET CENTER
LAS VEGAS



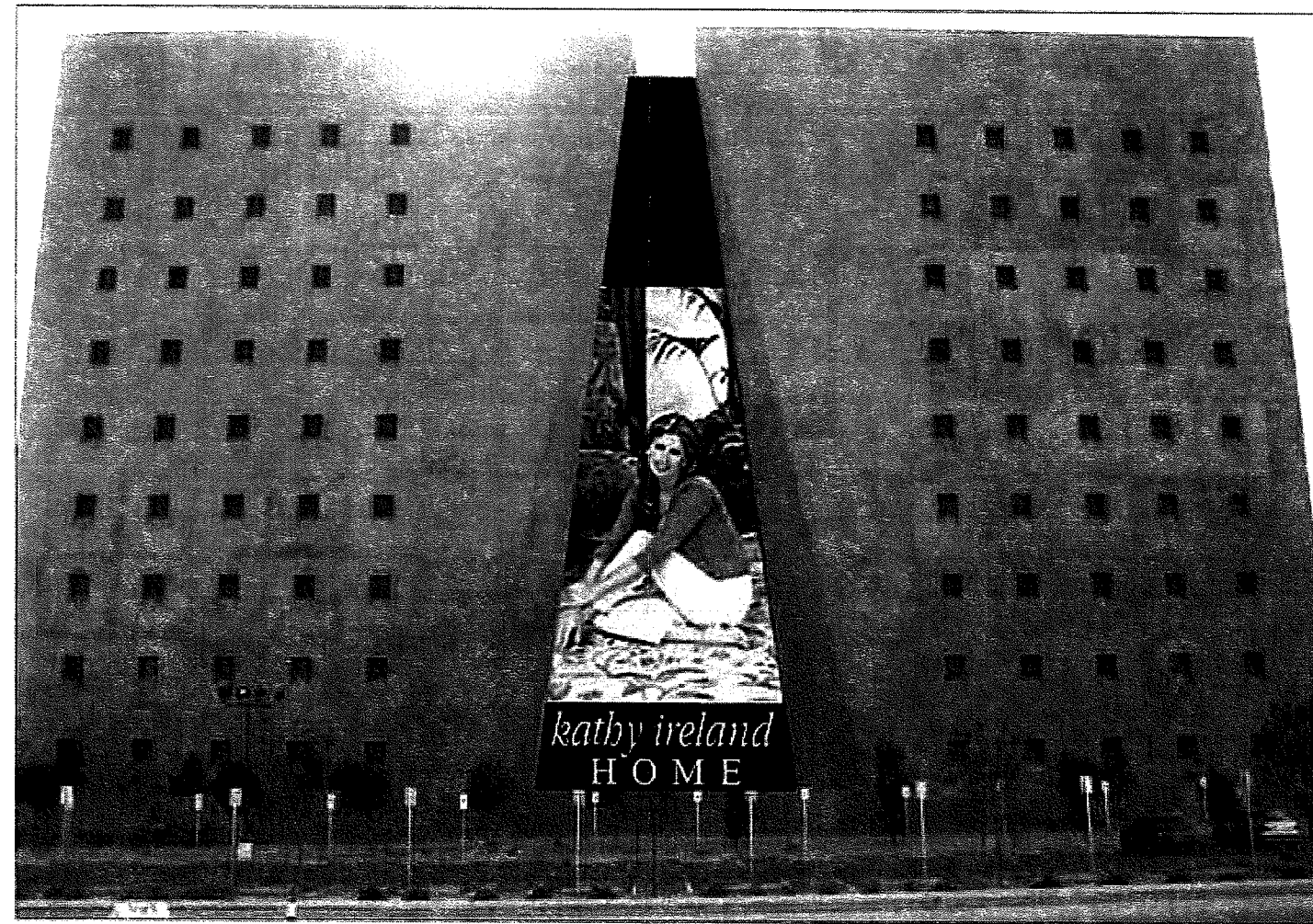
WORLD MARKET CENTER

LOCATION: South Facing on Building 2

SIZE: 120 x 120 feet (estimate only)

TYPE OF SYSTEM: Vinyl Wrap

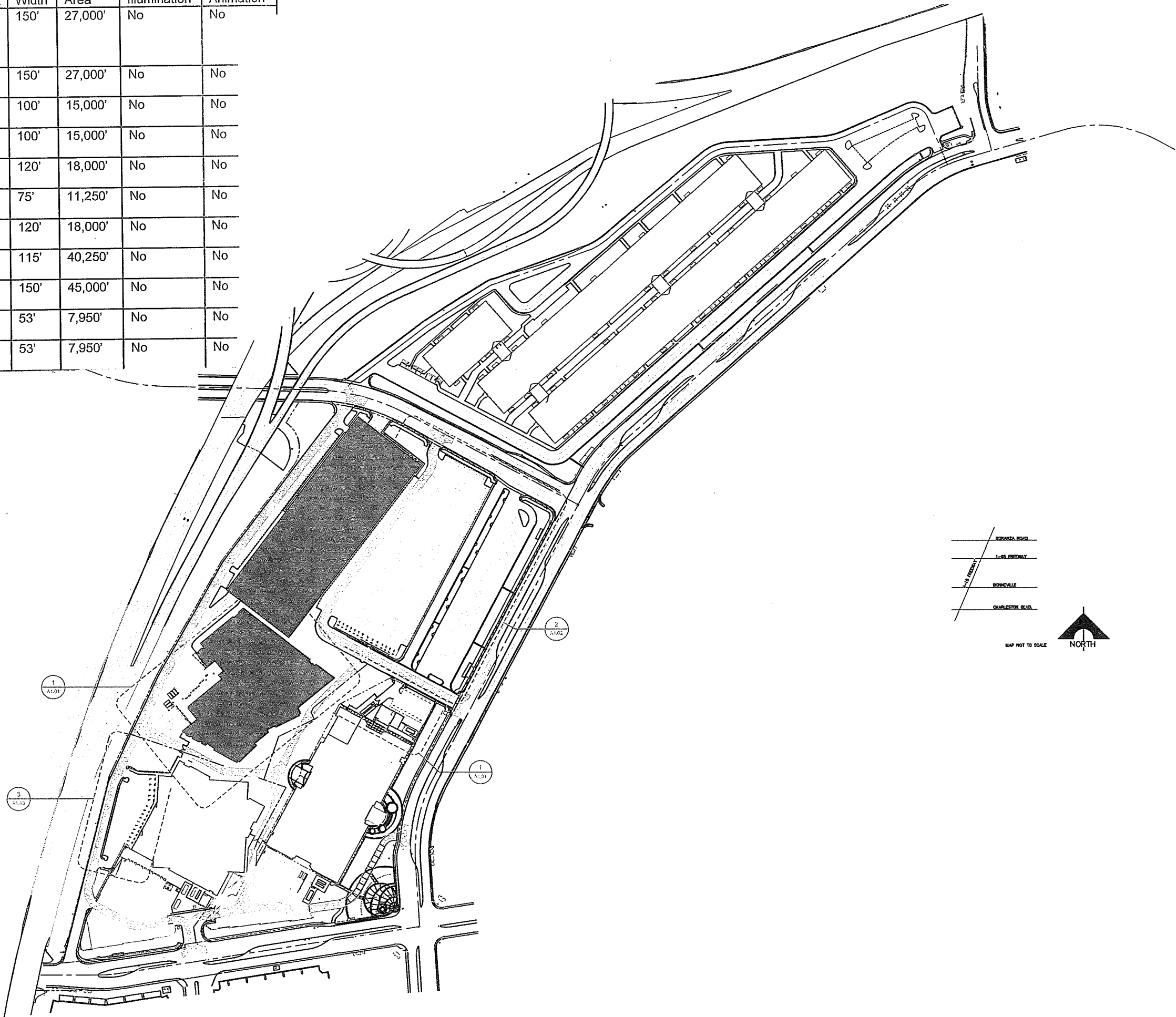
TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate



SCALE: 1/32" = 1'-0"

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City of Las Vegas

Type of Sign	Location	Height	Width	Area	Illumination	Animation
ALL are On-Premise 3M 3662 Vinyl with Laminate	W. Side of Building 3	180'	150'	27,000'	No	No
	W. Side of Building 3	180'	150'	27,000'	No	No
	S. Side of Building 3	150'	100'	15,000'	No	No
	W. Side of Building 2	150'	100'	15,000'	No	No
	W. Side of Building 2	150'	120'	18,000'	No	No
	S. Side of Building 2	150'	75'	11,250'	No	No
	W. Side of Building 2	150'	120'	18,000'	No	No
	E. Side of Building 1	350'	115'	40,250'	No	No
	N. Side of Building 3	300'	150'	45,000'	No	No
	S. Side of Building 1	150'	53'	7,950'	No	No
	N. Side of Building 1	150'	53'	7,950'	No	No



Sheet 1 of 2
Drawing Title: Master Site Plan
Drawing Number: MSP-40138
Drawing Date: 11/08/2010
Drawing Author: [Name]
Drawing Checker: [Name]
Drawing Approver: [Name]

A

MASTER SITE PLAN

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LAS VEGAS **DESIGN CENTER**
at World Market Center Las Vegas



WORLD MARKET CENTER
LAS VEGAS



WORLD MARKET CENTER

LOCATION: West Facing on Building 3

SIZE: 150 x 150 feet (estimate only)

TYPE OF SYSTEM: Vinyl Wrap

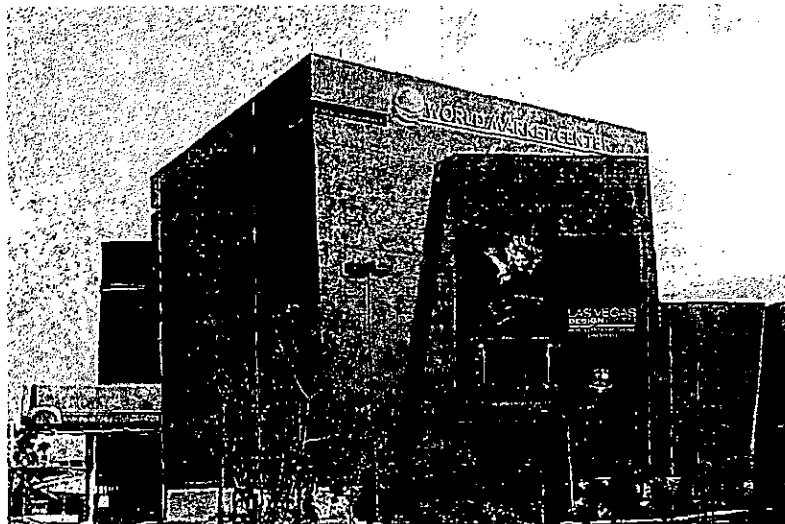
TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

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LAS VEGAS **DESIGN** CENTER
at World Market Center Las Vegas



WORLD MARKET CENTER
LAS VEGAS



WORLD MARKET CENTER

LOCATION: South Facing on Building 2

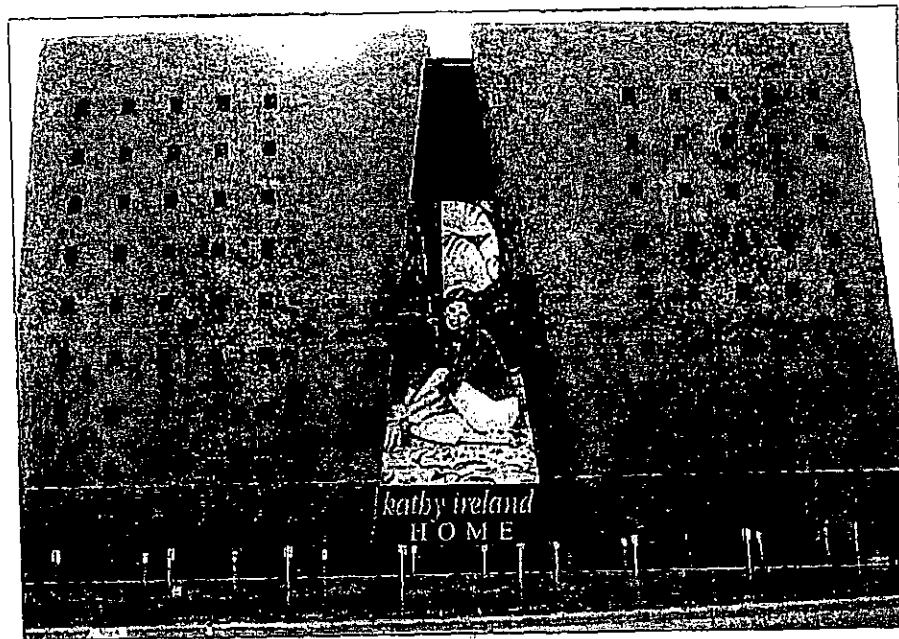
SIZE: 120 x 120 feet (estimate only)

TYPE OF SYSTEM: Vinyl Wrap

TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

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SCALE: 1/32" = 1'-0"

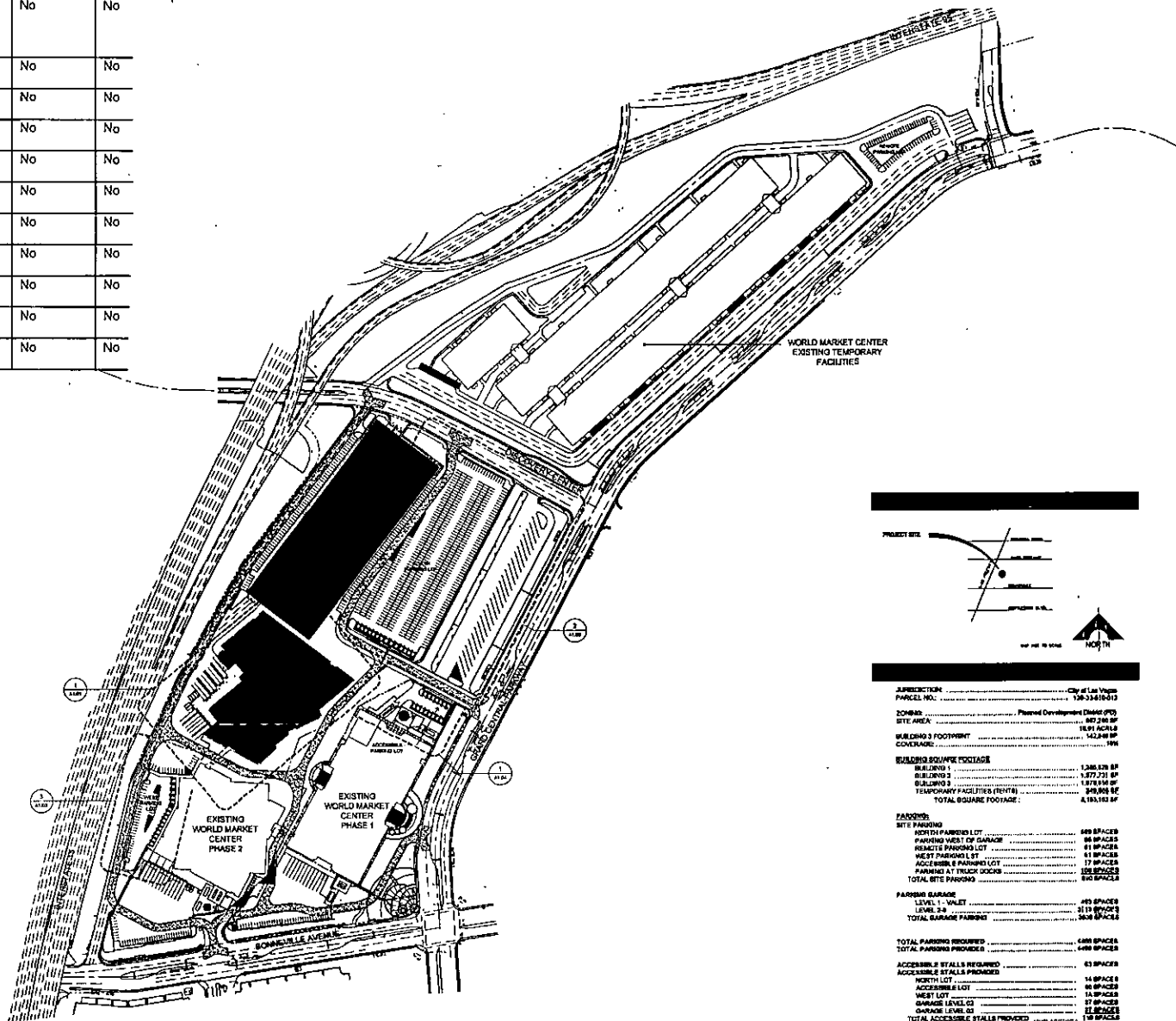
MSP-40138

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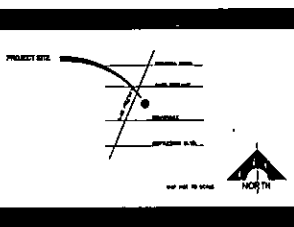
NOV 02 2010

City of Las Vegas

Type of Sign	Location	Height	Width	Area	Illumination	Animation
ALL are On-Premise 3M 36B2 Vinyl with Laminate	W. Side of Building 3	180'	150'	27,000'	No	No
	W. Side of Building 3	180'	150'	27,000'	No	No
	S. Side of Building 3	150'	100'	15,000'	No	No
	W. Side of Building 2	150'	100'	15,000'	No	No
	W. Side of Building 2	150'	120'	18,000'	No	No
	S. Side of Building 2	150'	75'	11,250'	No	No
	W. Side of Building 2	150'	120'	18,000'	No	No
	E. Side of Building 1	350'	115'	40,250'	No	No
	N. Side of Building 3	300'	150'	45,000'	No	No
	S. Side of Building 1	150'	53'	7,950'	No	No
	N. Side of Building 1	150'	53'	7,950'	No	No



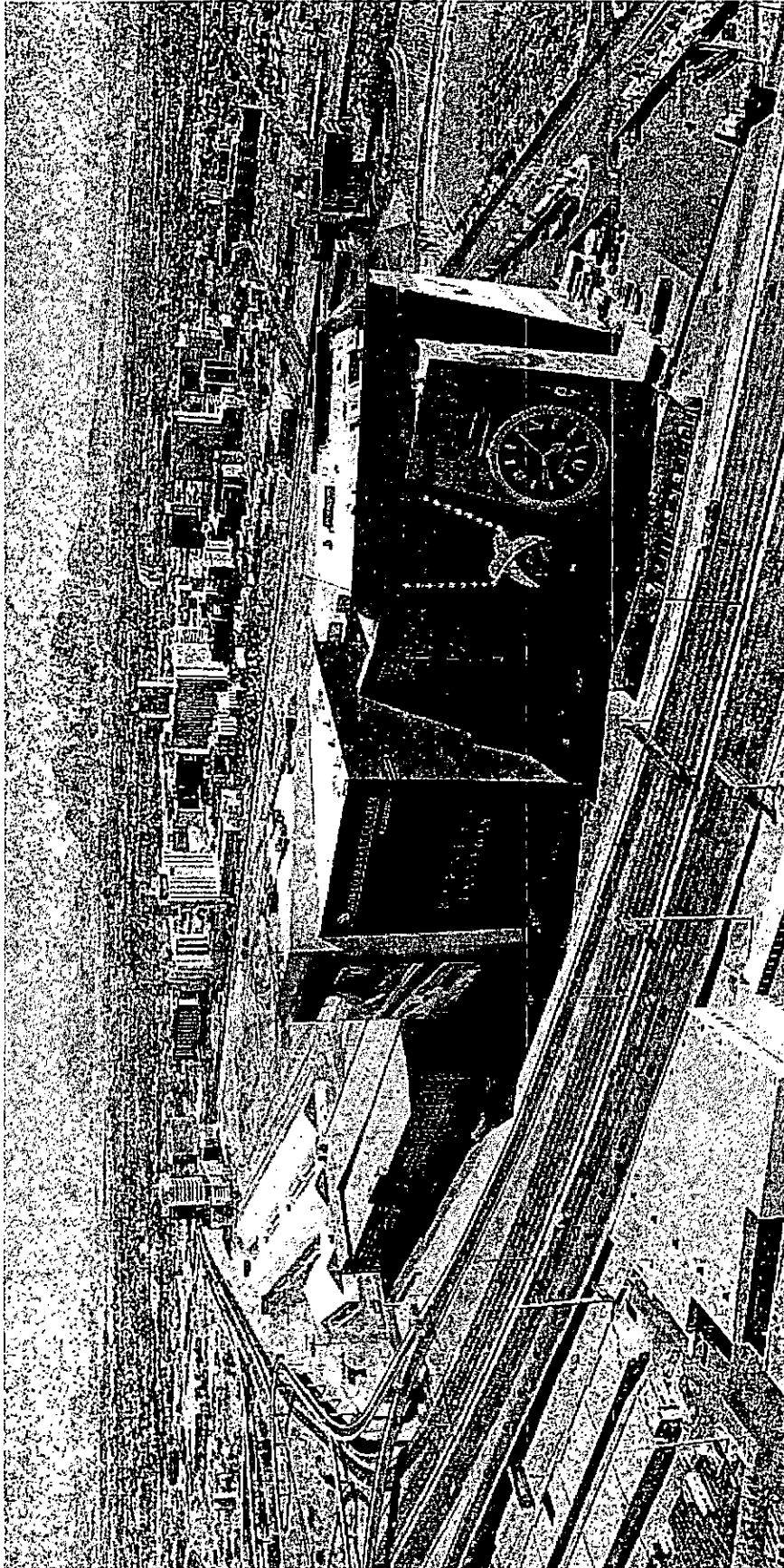
A MASTER SITE PLAN
Scale 1" = 120'



JURISDICTION	City of Las Vegas
PARCEL NO.	120-33-010-013
ZONING	Phased Development District (PDD)
SITE AREA	807,200 SF
BUILDING 3 FOOTPRINT	16,917 ACRES
CONCRETE	142,240 SF
BUILDING SQUARE FOOTAGE	
BUILDING 1	1,386,678 SF
BUILDING 2	1,377,731 SF
BUILDING 3	1,374,946 SF
TEMPORARY FACILITIES (FENT)	349,800 SF
TOTAL SQUARE FOOTAGE:	6,180,183 SF
PARKING	
SITE PARKING	
NORTH PARKING LOT	600 SPACES
PARKING WEST OF GARAGE	86 SPACES
REAR PARKING LOT	61 SPACES
WEST PARKING LOT	61 SPACES
ACCESSIBLE PARKING LOT	17 SPACES
PARKING AT TRUCK DOCK	100 SPACES
TOTAL SITE PARKING	825 SPACES
PARKING GARAGE	
LEVEL 1 - VALET	400 SPACES
LEVEL 2-8	3,119 SPACES
TOTAL GARAGE PARKING	3,519 SPACES
TOTAL PARKING REQUIRED	4,344 SPACES
TOTAL PARKING PROVIDED	4,344 SPACES
ACCESSIBLE STALLS REQUIRED	
ACCESSIBLE STALLS PROVIDED	63 SPACES
NORTH LOT	14 SPACES
ACCESSIBLE LOT	48 SPACES
WEST LOT	15 SPACES
GARAGE LEVEL G3	27 SPACES
GARAGE LEVEL G3	22 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED	119 SPACES

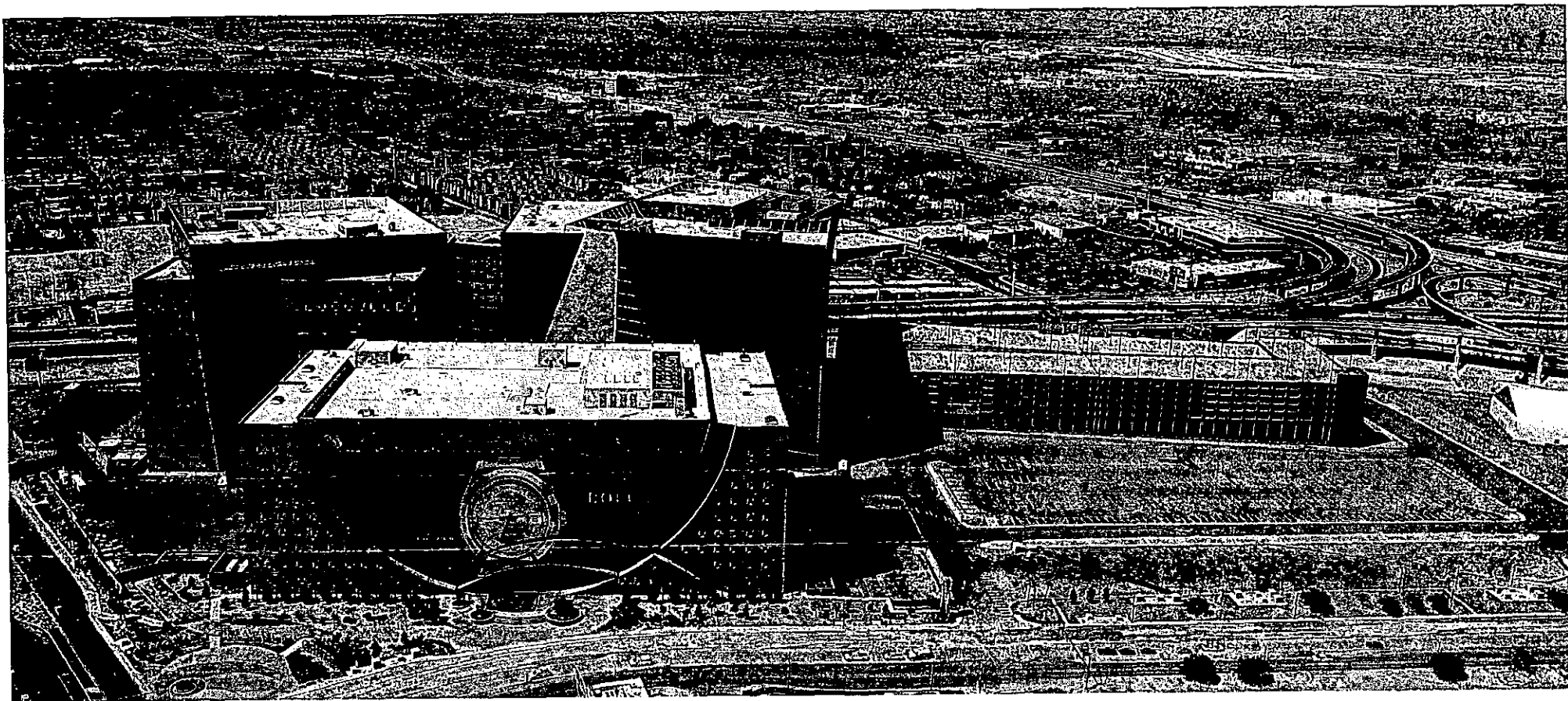
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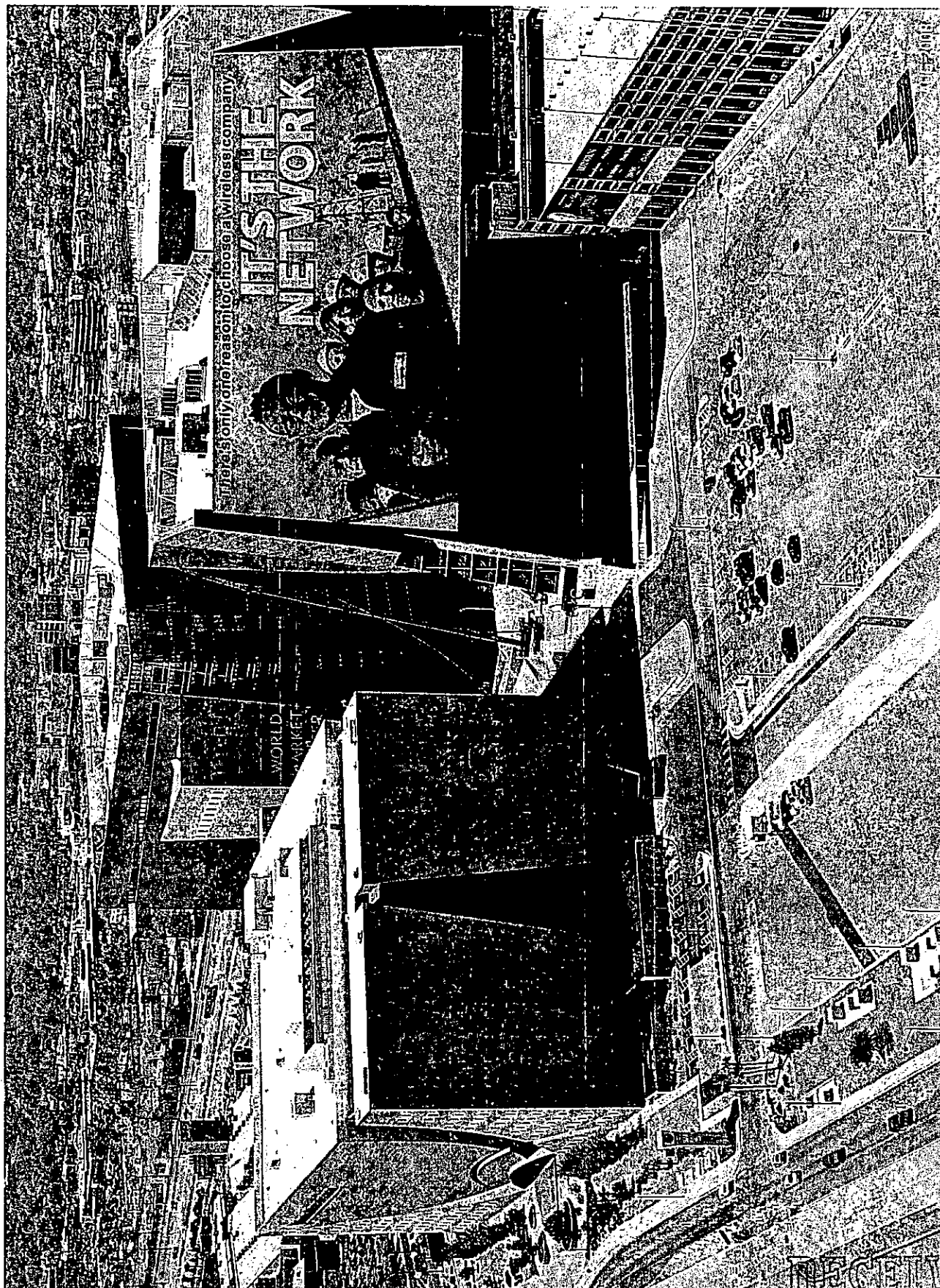
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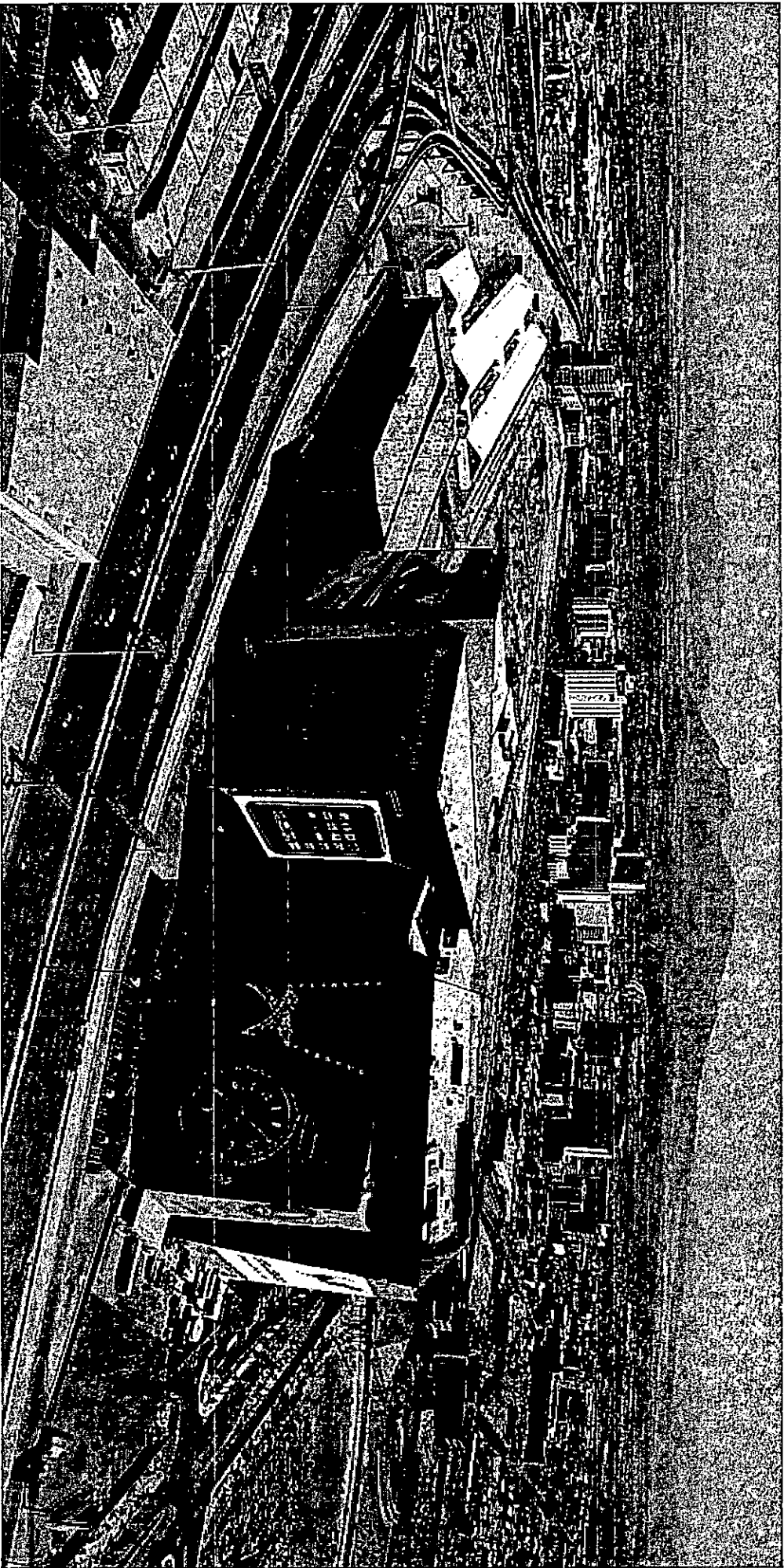
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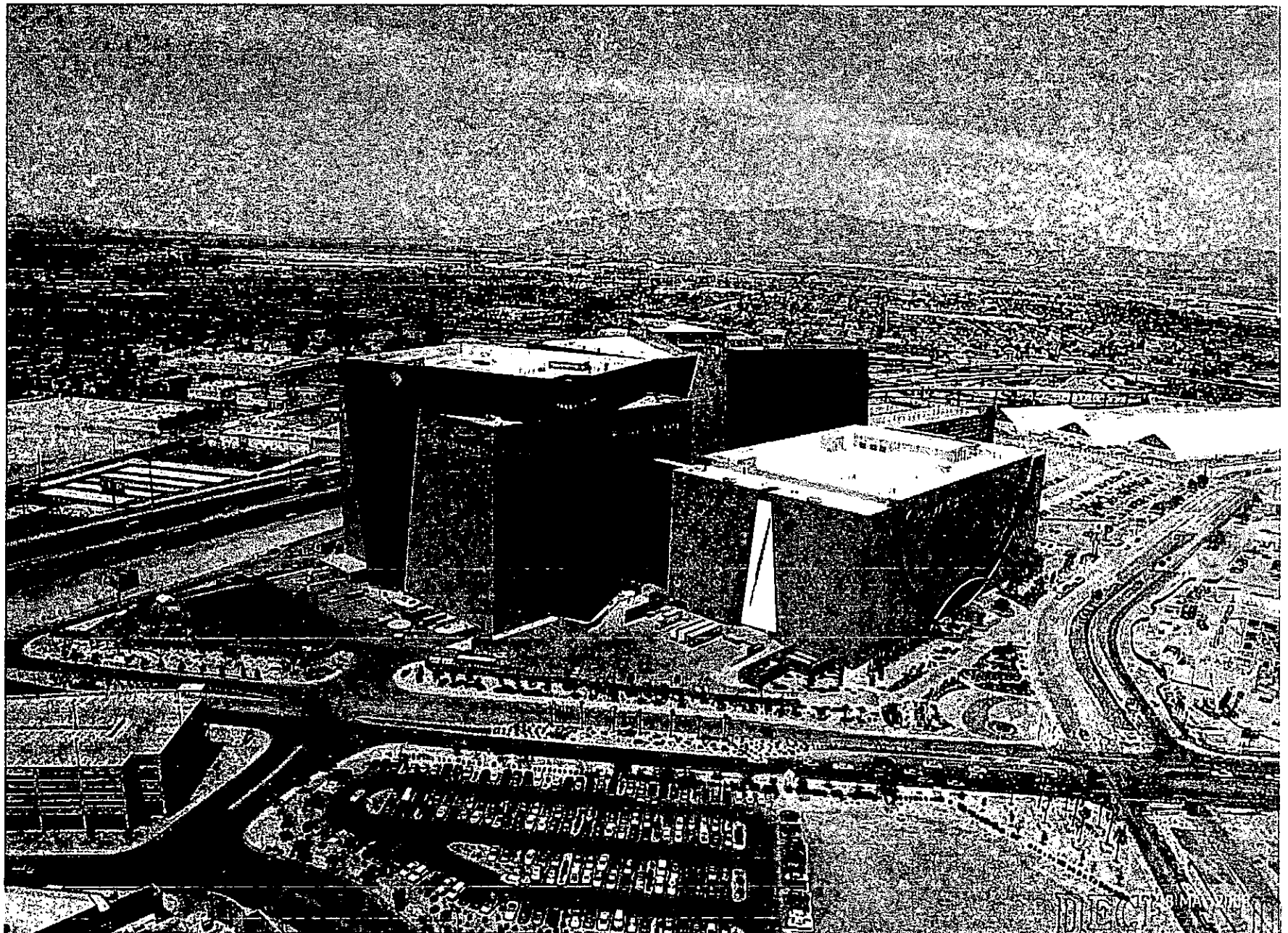
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NOV 08 2010



MSP-40138
BLUE SHEET
12/16/10 PC

RECEIVED
DEC 10 2010



DEC 10 2010

Jessica Green

From: Jonathan Leleu
Sent: Tuesday, October 26, 2010 1:44 PM
To: Jessica Green
Subject: FW: Pre-App for WMC additional building signage
Attachments: 13933511007 WMC Building Signage.docx

Jonathan Leleu | In-House Counsel
World Market Center Las Vegas

PERSONAL AND CONFIDENTIAL: This message originates from the offices of Jonathan P. Leleu, Esq., In-House Counsel for World Market Center Las Vegas. This message and any file(s) or attachment(s) transmitted with it are confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, protected by the attorney work product doctrine, subject to the attorney-client privilege, or is otherwise protected against unauthorized use or disclosure. This message and any file(s) or attachment(s) transmitted with it are transmitted based on a reasonable expectation of privacy consistent with ABA Formal Opinion No. 99-413. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. If you receive this message in error, please advise the sender by immediate reply and delete the original message. Personal messages express only the view of the sender and are not attributable to World Market Center Las Vegas.



Please consider the environment before printing this email.

From: Steve Gebeke [<mailto:sgebeke@LasVegasNevada.GOV>]
Sent: Tuesday, October 26, 2010 12:26 PM
To: Jonathan Leleu
Subject: Pre-App for WMC additional building signage

John-

Here is the checklist for the WMC building signage. Submittal deadline is next Tuesday, 11/02, no later than 2p. Please attach a copy of this email to serve as my signature on the pre-app for submittal. If you have any questions, please let me know. Thanks.

Steve Gebeke, AICP

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

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		PLANNING & DEVELOPMENT	
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications") Waivers of the DTCP - Parkway Center Signage Standards is required (Wall signage - area, height). No off-premise advertising signage is allowed (cannot be waived).	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist signed by planner			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 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: ☐)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	6
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced Laser Copy:	1
☒	☐	All building setbacks labeled		NOTES:	
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	Sign Analysis Table included on the site plan			
☒	☐	Building Size (SF)			
☒	☐	Property Size (SF)			
☒	☐	All free-standing sign locations shown and heights and sizes noted -			
SIGN ANALYSIS TABLE					
☒	☐	Type of sign		Folded Plans:	0
☒	☐	Location of sign		Colored, Rolled Plans:	0
☒	☐	Height, width, area		Reduced Laser Copy:	1
☒	☐	Type of illumination		NOTES:	
☒	☐	Whether sign is animated or not			
☒	☐	Include the Sign Analysis Table on the Site Plan			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	1
☒	☐	Scale and building dimensions labeled		Colored, Rolled Plans:	1
☒	☐	North, south, east, and west elevations of all buildings w/ signage, as applicable		Reduced Laser Copy:	1
☒	☐	All building materials and colors noted		NOTES:	
☒	☐	All wall sign locations shown and sizes noted			
☒	☐	Sign elevations for all existing/proposed freestanding sign on the site			
OTHER					
☒	☐	Private restrictions and/or sign criteria (as applicable)		Folded Plans:	0
☐	☒			Rolled Plans:	0
☐	☒			Reduced Laser Copy:	1
☐	☒			NOTES:	
☐	☒				
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	WMC II Associates, LLC		Application Type:	Master Sign Plan - Major Amendment to MSP-6344	
Representative:	John Leleu		Application Purpose:	Add signage to building elevations	
APN:	13933610014, 022, 023; 13933511004 and 007; 13927410005		Site Location:	East side of Grand Central Pkwy, from Bonneville Ave to City Pkwy	
Planner's Signature:	See email dated 10/26/10		Pre-App. Meeting Date:	10/25/10	
Planner:	Steve Gebeke, Planning Supervisor - 229-5410		Earliest Submittal Deadline:	11/02/10 - no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	12/16/10 PC	



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

WMC Building Signage

APN:	13933511007	Pre-app Date:	09/04/09
Location:	213 S. Grand Central Pkwy.	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	14.67	Ward #:	5 - Barlow
Time:	9:00 a.m.		

Ownership Info:	WMC II Associates, LLC	Phone:	(702)-
		Fax:	(702)-
		Email:	
Applicant Info:		Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:	John Leleu	Phone:	(702)-599-8105
		Fax:	(702)-
		Email:	

Cases:	Permits / Licenses:
1. MSP-6344, MSP-15823, MSP-34474, MSP-36336	1.

Proposed Use:	Master Sign Plan - addition of signage to building facades				
General Plan:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Existing:</td> <td>MXU</td> </tr> <tr> <td>Proposed:</td> <td>No change proposed</td> </tr> </table>	Existing:	MXU	Proposed:	No change proposed
Existing:	MXU				
Proposed:	No change proposed				
Zoning:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Existing:</td> <td>PD</td> </tr> <tr> <td>Proposed:</td> <td>No change proposed</td> </tr> </table>	Existing:	PD	Proposed:	No change proposed
Existing:	PD				
Proposed:	No change proposed				

Special Area, Master Plans, and / or Overlay Districts that Apply:	Downtown Centennial Plan (Parkway Center), Airport Overlay (175 Feet), Downtown Casino Overlay District Special Land Use Designation (per plan): N/A
---	---

Questions / Comments:	1.
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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
MSP-40138	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

MSP-40138 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Master Sign Plans MSP-6344, MSP-15823, MSP-34474 and MSP-36336.
2. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 11/08/10 and 11/02/10, except as amended by conditions herein.
3. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow 11 wall signs ranging in size from 7,950 to 45,000 square feet where 50 square feet is the maximum area allowed per sign.
4. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow wall signs to extend above the bottom of the second floor window sill where such is not allowed.
5. All signage shall have proper permits obtained through the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two
December 16, 2010 - Planning Commission Meeting

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

Public Works

8. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

Staff Report Page One
December 16, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant proposes to amend the existing Master Sign Plan for the World Market Center to add 11 on-premise wall signs to Buildings 1, 2 and 3, which currently contain only the name and logo of the complex. The proposed wall signs are pressure sensitive vinyl wraps that would cover a significant area of eight different façades. This amendment, if approved, would allow for each sign to be removable and interchangeable with respect to the dimensions and areas requested. According to the applicant, the signs will depict only advertisements of the property owner, existing tenants and business affiliates of the property owner. As the signs would exceed the restrictions of the Downtown Centennial Plan Parkway Center District, the applicant proposes to waive Parkway Center height and area standards. In addition to requiring waivers, the signs are not compatible with the scale of development in the surrounding area. Staff therefore recommends denial. If denied, the existing approved Master Sign Plan will remain unchanged and no additional signage may be installed on the site without first amending the Master Sign Plan.

ISSUES

- Signage is proposed to cover the majority of eight unique facades on World Market Center Buildings 1, 2 and 3.
- A Waiver of Downtown Centennial Plan Parkway Center Standards is required to allow the height of a wall sign to exceed the height of any second floor window sill, except as permitted by the Parkway Center standards. The tallest proposed individual wall sign is 350 feet in height.
- A Waiver of Downtown Centennial Plan Parkway Center Standards is required to allow the area of a wall sign to exceed 50 square feet. There are 11 wall signs proposed, ranging in size from 7,950 to 45,000 square feet in area.
- No new off-premise signage is permitted within the Parkway Center District, pursuant to Subsection VII.E.6d of the Downtown Centennial Plan.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on 178 acres, including the subject property. The Planning Commission and staff recommended approval.
07/05/00	The City Council adopted Ordinance #5238, thereby adopting the Downtown Centennial Plan, which contains standards for the subject site.

Staff Report Page Two
December 16, 2010 - Planning Commission Meeting

05/16/01	The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square foot commercial development (World Market Center Phase I) and a Waiver of off-street parking requirements at the southwest corner of Grand Central Parkway and Bonnevill Avenue. The Planning Commission and staff recommended approval.
06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for World Market Center Phase I at 495 South Grand Central Parkway. The Planning Commission, Parkway Center Architectural Review Committee (PC-ARC) and staff recommended approval.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6593) for a 1,619,219 square-foot commercial center (World Market Center Phase II). The Planning Commission, PC-ARC and staff recommended approval of the request.
01/06/06	Code Enforcement opened a case (37399) investigating alleged holes in the sidewalk adjacent to 495 South Grand Central Parkway, as well as trash, debris and broken pieces of cement on the sidewalk. Code Enforcement resolved the case on 01/09/06.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10427) for a proposed four level parking garage with 2,175 parking spaces and Waivers of Parkway Center Development Standards at 475 Grand Central Parkway. The PC-ARC and staff recommended approval.
06/07/06	The City Council approved a Major Amendment (SDR-12636) of a previously approved Site Development Plan Review (SDR-10427) to add five levels to the approved parking garage and for the World Market Center Phase III development. The Planning Commission and staff recommended approval.
09/07/06	Planning and Development Department staff approved a Minor Amendment (SDR-16509) to an approved Site Development Plan Review (SDR-12636) to reduce commercial square footage, reduce the height of the parking garage by one story, and revise parking requirements for World Market Center Phase III.
10/18/06	The City Council approved a Major Amendment (MSP-15823) to an approved Master Sign Plan (MSP-6344) to add signage for World Market Center Phase II at 475 and 495 South Grand Central Parkway. The Planning Commission and staff recommended approval.
03/26/08	Planning and Development Department staff approved the relocation of a 4,472 SF wall sign from the west elevation of Building 2 (475 South Grand Central Parkway) to the west elevation of Building 3 (455 South Grand Central Parkway).
01/29/09	Planning and Development Department staff approved a Temporary Sign Permit (TSP-33226) for the temporary installation of four (4) proposed 53-foot by 56-foot wall signs on the existing parking garage structure at 445 South Grand Central Parkway, from 01/30/09 to 02/28/09.

Staff Report Page Three
December 16, 2010 - Planning Commission Meeting

03/11/09	Planning and Development Department staff approved a Temporary Sign Permit (TSP-33790) for the temporary installation of one (1) proposed 62-foot by 55-foot wall sign on the existing parking garage structure at 445 South Grand Central Parkway, from 03/23/09 to 04/21/09.
06/11/09	Planning and Development Department staff approved a Minor Amendment (MSP-34474) of a previously approved Master Sign Plan (MSP-6344) for additional signage within the existing World Market Center commercial development.
12/03/09	The Planning Commission approved a Major Amendment (MSP-36336) to a previously approved Master Sign Plan (MSP-6344) to add wall signage on the existing parking structure at 445 South Grand Central Parkway, with waivers of the Downtown Centennial Plan Parkway Center Signage Standards. Staff recommended approval.

Most Recent Change of Ownership

09/29/05	A deed was recorded for a change in ownership on APN 139-33-610-023.
09/30/05	A deed was recorded for a change in ownership on APN 139-33-610-014.
12/29/06	A deed was recorded for a change in ownership on APN 139-33-610-022.

Related Building Permits/Business Licenses

05/23/05	A building permit (#05003496) was issued for exterior signage (directional, wall and freestanding signs) at 495 South Grand Central Parkway. A final inspection was completed on 10/04/05.
08/10/06	A building permit (#06005248) was issued for an eight-foot tall monument sign at 495 South Grand Central Parkway. A final inspection was completed on 09/26/06.
01/03/07	A building permit (#07000039) was issued for wall signage (1,440 square feet) at 495 South Grand Central Parkway. A final inspection was completed on 02/03/10.
03/27/08	A building permit (#08000042) was issued for exterior signage at 455 South Grand Central Parkway. A final inspection was completed on 07/11/08.

Pre-Application Meeting

10/25/10	Submittal requirements for a Master Sign Plan were discussed. There were no major issues discussed; however, the applicant was informed that waivers of Downtown Centennial Plan Parkway Center Standards would be required.
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Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

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December 16, 2010 - Planning Commission Meeting

Field Check	
11/10/10	Staff conducted a field check of the subject property. Existing wall signage included only the establishment name and logo.

Details of Application Request	
Site Area	
Net Acres	21.04

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Trade Center/Wholesale Showroom	MXU (Mixed Use)	PD (Planned Development)
North	Surface Parking, Parking Structure	MXU (Mixed Use)	PD (Planned Development)
	Off-Premise Sign	MXU (Mixed Use)	PD (Planned Development)
South	Surface Parking, Parking Structure	MXU (Mixed Use)	PD (Planned Development)
East	Office, Medical	MXU (Mixed Use)	PD (Planned Development)
West	Freeway (I-15)	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	Yes	No	Compliance
Master Plan Area			
Downtown Centennial Plan	X		N
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District – Parkway Center	X		N
A-O (Airport Overlay) District (175 Feet)	X		Y
Downtown Casino Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Five
December 16, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Wall Signs: Pursuant to Title 19.14 and the Downtown Centennial Plan Parkway Center Standards, the following standards apply:				
Standards	Allowed	Previously Approved	Proposed	Compliance
Maximum Number	All signs shall fit within the architectural frame or sign band of the storefront, or occupy the same square footage to enhance the architectural character of the buildings	4 wall signs on Bldgs 1, 2 and 3	11 additional wall signs on Bldgs 1, 2 and 3	Y
Maximum Area	Max. 50 SF for wall signs. Size shall be consistent with the scale of the building	23' tall x 192' wide identifier with logo (4,472 SF)	300' tall x 150' wide (45,000 SF)	N
Location Requirements	Signs above second floor shall be limited to two tenants of the building or the name of a hotel	Limited to name of establishment, near top of buildings	Proposed signage extends above second level; advertises building tenants	N
Design	All signs should establish a façade rhythm, scale and proportion where not currently existing	Façade rhythm, scale and proportion exist	Signs are at similar scale as building	N
Material	All signs should be appropriate in color and texture to the building on which it is placed	Signs contrast with buildings for clarity	Sign does not consider context of building color or texture; sign contains vinyl with laminate material	N
Illumination	Internal/External; no animation	Illuminated letters/logo	Non-Illuminated; no animation	Y

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December 16, 2010 - Planning Commission Meeting

Waivers		
Requirement	Request	Staff Recommendation
<u>Downtown Centennial Plan VII.E (6)(c)</u> – Permitted signs: Modular wall signs shall be no greater than 50 square feet in area.	Installation of 11 wall signs of ranging in size from 7,950 SF to 45,000 SF	Denial
<u>Downtown Centennial Plan VII.E (6)(f)</u> – No building signs shall be permitted above the bottom of the second floor window sill. Signs above this height may be allowed for a max. of two (2) tenants per office building for the name of a hotel and are limited to letter signs, either illuminated or non-illuminated, with one (1) square box sign allowed in which a logo can be illuminated.	Installation of wall signs ranging in height from 150 to 350 feet that will extend above the second floor of each building	Denial

ANALYSIS

The subject site is located within a PD (Planned Development) District and is subject to the requirements of the Downtown Centennial Plan Parkway District contained therein. The site is also located within the Airport Overlay District and Downtown Casino Overlay District; this action would not affect requirements of those overlays.

The applicant proposes changes to the approved Master Sign Plan (MSP-6344) to allow interchangeable signs on Buildings 1, 2 and 3 that would only advertise services and products of the tenants located on the site. No new off-premise signage is permitted within the Downtown Centennial Plan Parkway Center District. Signs with a maximum area of 2,968 SF were previously approved for the parking garage facades north of the subject site and are not a part of this application. The percentage of deviation for the proposed signage area ranges from 15,800% to 89,900%, far exceeding the requirements and limitations of the Parkway Center Standards. Additionally, the signage extends well above the second floor and disrupts the rhythm of each façade on which it is proposed. The previously approved Master Sign Plan and amendments contained signs that also exceeded the Parkway Center Standards; however, as building identifiers they were considered to be appropriate in size and location for the scale of the development on the site.

The nearest residential property is located approximately 890 feet to the west across Interstate 15, and the proposed signs are therefore not subject to Residential Protection Standards as described by Title 19.14.070.

Staff Report Page Seven
December 16, 2010 - Planning Commission Meeting

The applicant plans to utilize the signs in anticipation of a trade show in late January 2011 and change them out for subsequent shows in the future. It is noted that approval of the proposed amendment to the previously approved Master Sign Plan would allow the proposed signs in perpetuity unless additional conditions were imposed at the time of approval limiting their use.

FINDINGS

Although the Parkway Center Standards were originally intended to apply to much smaller office buildings on smaller sites, the signage proposed detracts from the aesthetics of the buildings themselves in terms of scale, proportion, color and materials. As such, they are not compatible with or complementary to the overall development. Staff recommends denial of the waiver requests and the amendment to the Master Sign Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 45

NOTICES MAILED 45

APPROVALS 0

PROTESTS 0

P/L 74/45

Report of All Selected Parcels

Case Number: MSP-40138

Printed On: Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
BANALES JOSEPH L & YOLANDA TRS	600 S MARTIN L KING RD LAS VEGAS NV	13933309002
BEDICH GEORGE J & SANDRA L ETAL	9300 PROVENCE GARDEN LN LAS VEGAS NV	13933304015
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEVELOPMENT 400 STEWART AVE 2ND FLOOR LAS VEGAS NV	13933610026
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEVELOPMENT 400 STEWART AVE 2ND FLOOR LAS VEGAS NV	13933610026
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933610027
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933511008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934211001
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933511010
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934211002
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933610025
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934211001
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933511008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934110009
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934211002
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934110008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933511009
CLEAR CHANNEL OUTDOOR INC	2880 MEADE AVE #350 BLDG B 3RD FLR LAS VEGAS NV	13933701004
COPPERFIELD INVESTMENT & DEV CO	600 ST PAUL AVE #250 LOS ANGELES CA	13933112093
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY 5TH FLR LAS VEGAS NV	13933305013
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13933305023
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13933710002
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY 5TH FLR P O BOX 551825 LAS VEGAS NV	13933305011
CUSTOM LANDCO L L C	301 N MARTIN L KING BLVD LAS VEGAS NV	13933501008
DESERT ALTA L L C	%BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV	13933307001
ETOR 1981 TRUST	2405 LLEWELLYN DR LAS VEGAS NV	13933701005
EVERSTAR CAPITAL L P	4301 SIMONTON RD DALLAS TX	13933102023
EVERSTAR CAPITAL L P	4301 SIMONTON RD DALLAS TX	13933102022
F D G-GRAND CENTRAL L L C	%J FINE 3883 HOWARD HUGHES PKWY #800 LAS VEGAS NV	13933710004
FURNITURE PLAZA M L K L L C	1 ASHLEY WY ARCADIA WI	13933510005
FURNITURE PLAZA M L K L L C	1 ASHLEY WY ARCADIA WI	13933510002
FURNITURE PLAZA M L K L L C	1 ASHLEY WY ARCADIA WI	13933510002
FURNITURE PLAZA M L K L L C	1 ASHLEY WY ARCADIA WI	13933510004

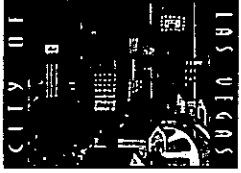
Report of All Selected Parcels**Case Number:** MSP-40138**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GOLDEN RAINBOW INC	3233 W CHARLESTON BLVD #108 LAS VEGAS NV	13933307002
GOLDEN RAINBOW INC	3233 W CHARLESTON BLVD #108 LAS VEGAS NV	13933307003
H Q METRO L L C	%G MOLENDEN %COMMUNITY FINANCE CORP 335 N WILMOT #420 TUCSON AZ	13933202009
KALTENBORN MARGARET F TRUST	8140 W SAHARA LAS VEGAS NV	13933308001
KEEP MEMORY ALIVE	%PRESIDENT 9101 W SAHARA AVE LAS VEGAS NV	13933610024
M H E INCORPORATED	6043 TAMPA AVE #101A TARZANA CA	13933304013
M H E INCORPORATED	6043 TAMPA AVE #101A TARZANA CA	13933304014
M L K - ALTA L L C	1137 S RANCHO RD #120 LAS VEGAS NV	13933601005
M L K - ALTA L L C	1137 S RANCHO RD #120 LAS VEGAS NV	13933601006
M L K HOLDINGS L P	800 S VALLEY VIEW BLVD LAS VEGAS NV	13933501018
M L K SPUR L L C	301 S MARTIN LUTHER KING BLVD LAS VEGAS NV	13933501011
MARTIN RENTALS	4101 MEADOW VALLEY LN LAS VEGAS NV	13933306001
MARTIN RENTALS	4101 MEADOW VALLEY LN LAS VEGAS NV	13933308002
MARTIN RENTALS	4101 MEADOW VALLEY LN LAS VEGAS NV	13933308003
MENKEL GARY E & PATRICIA MARIE	9612 BORGATA BAY BLVD LAS VEGAS NV	13933309011
PROJECT ALTA III L L C	%J FINE 3883 HOWARD HUGHES PKWY #500 LAS VEGAS NV	13933202003
PROLOGIS NA3 L L C	%THOMSON PPTY TAX SVCS 2235 FARADAY AVE #O CARLSBAD CA	13933102021
REICH SERIES L L C	%R & K REICH 2751 MANHATTAN DR CARSON CITY NV	13933308004
SANDERS CARRIE	3058 LA MIRADA LAS VEGAS NV	13933701001
SANTOS MICHAEL S & MARICAR D	5689 ANDOVER WY CHINO HILLS CA	13933307004
SIMON CHELSEA L V DEV L L C	%CPG PTNRS LP P O BOX 6120 INDIANAPOLIS IN	13933710003
STORAGE EQUITIES INC	%DEPT-PT-NV-20195 P O BOX 25025 GLENDALE CA	13933501012
STORAGE EQUITIES INC	%DEPT-PT-NV-20195 P O BOX 25025 GLENDALE CA	13933501013
STORAGE EQUITIES PS PTNRSP VHGH	%DEPT-PT-NV-24528 P O BOX 25025 GLENDALE CA	13933601003
T N P 121 S MARTIN L KING BLVD	%THOMPSON NATL PPTYS LLC %C OSBRINK 1900 MAIN ST #700 IRVINE CA	13933501021
T N P 121 S MARTIN L KING BLVD	%THOMPSON NATL PPTYS LLC %C OSBRINK 1900 MAIN ST #700 IRVINE CA	13933501019
T N P 121 S MARTIN L KING BLVD	%THOMPSON NATL PPTYS LLC %C OSBRINK 1900 MAIN ST #700 IRVINE CA	13933501022
T N P 121 S MARTIN L KING BLVD	%THOMPSON NATL PPTYS LLC %C OSBRINK 1900 MAIN ST #700 IRVINE CA	13933510007
UNION PACIFIC LAND RESOURCES	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13933501001
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13933701002
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13933601007
UNITED LANDCO L P	301 S MARTIN L KING BLVD LAS VEGAS NV	13933601001

Report of All Selected Parcels**Case Number:** MSP-40138**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
UNITED REDEVELOPMENT INC	301 S MARTIN L KING BLVD LAS VEGAS NV	13933501009
UNITED REDEVELOPMENT INC	301 S MARTIN LUTHER KING BLVD LAS VEGAS NV	13933501010
UNITED WAREHOUSE INVESTS L P	8965 S EASTERN AVE #360 LAS VEGAS NV	13933601002
W M C II ASSOCIATES L L C	%WORLD MARKET CTR %DIRECTOR OF FINANCE 495 S GRAND CENTRAL PKWY #2203 LAS VEGAS NV	13933511007
W M C III ASSOCIATES L L C	%J KASHANI 350 S BEVERLY DR #330 BEVERLY HILLS CA	13933511004
W M C III ASSOCIATES L L C	%J KASHANI 350 S BEVERLY DR #330 BEVERLY HILLS CA	13933511004
W M C V PHASE 2 L L C	%WORLD MARKET CTR %DIRECTOR OF ADMIN 495 S GRAND CENTRAL PKWY LAS VEGAS NV	13933610014
W M C V PHASE 3 L L C	%WORLD MARKET CTR %DIRECTOR OF FINANCE 495 S GRAND CENTRAL PKWY #2203 LAS VEGAS NV	13933610022
W M C V PHASE I L L C	%WORLD MARKET CTR %DIRECTOR OF ADMIN 495 S GRAND CENTRAL PKWY LAS VEGAS NV	13933610023
WESTCARE WORKS INC	P O BOX 94738 LAS VEGAS NV	13933601004

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

December 17, 2010

Mr. Jonathan Leleu, Esq.
WMCV Phase 1, 2 & 3, LLC
495 South Grand Central Parkway, Suite #2203
Las Vegas, Nevada 89106

**RE: MSP-40138 - MASTER SIGN PLAN AMENDMENT
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Mr. Leleu:

Your request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) TO ADD 11 ON-PREmise WALL SIGNS TOTALING 232,400 SQUARE FEET ON EIGHT BUILDING FACES WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 21.04 acres at 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 16, 2010.

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

Planning and Development

1. Conformance to the Conditions of Approval for Master Sign Plans MSP-6344, MSP-15823, MSP-34474 and MSP-36336.
2. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 11/08/10 and 11/02/10, except as amended by conditions herein.
3. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow 11 wall signs ranging in size from 7,950 to 45,000 square feet where 50 square feet is the maximum area allowed per sign.
4. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow wall signs to extend above the bottom of the second floor window sill where such is not allowed.

Mayor
Oscar B. Goodman

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



Mr. Jonathan Leleu, Esq.
MSP-40138 - Page Two
December 17, 2010

5. All signage shall have proper permits obtained through the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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 **December 16, 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 **January 3, 2011**. 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: World Market Center Las Vegas
WMCV Phase 1, 2 & 3, LLC
495 South Grand Central Parkway, Suite #2203
Las Vegas, Nevada 89106

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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www.lasvegasnevada.gov

December 3, 2010

Mr. Jonathan Leleu, Esq.
WMCV Phase 1, 2 & 3, LLC
495 South Grand Central Parkway, Suite #2203
Las Vegas, Nevada 89106

**RE: MSP-40138 - MASTER SIGN PLAN AMENDMENT
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Mr. Leleu:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **December 16, 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, December 10, 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: World Market Center Las Vegas
WMCV Phase 1, 2 & 3, LLC
495 South Grand Central Parkway, Suite #2203
Las Vegas, Nevada 89106

Mayor
Oscar B. Goodman

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

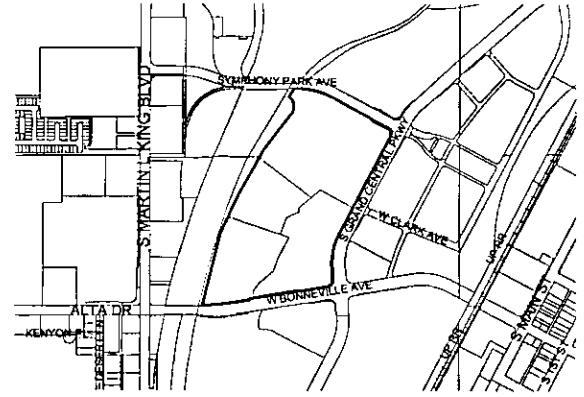


Application Information

MSP-40138 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) TO ADD 11 ON-PREMISE WALL SIGNS TOTALING 232,400 SQUARE FEET ON EIGHT BUILDING FACES WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 21.04 acres at 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow).

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 Location



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

Public Hearing Information

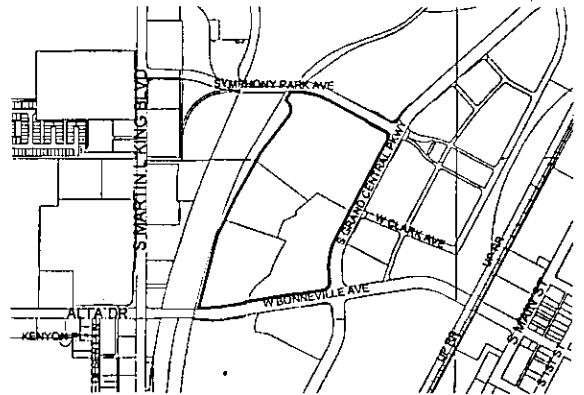
Meeting: Planning Commission
Date: December 16, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Information

MSP-40138 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) TO ADD 11 ON-PREMISE WALL SIGNS TOTALING 232,400 SQUARE FEET ON EIGHT BUILDING FACES WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 21.04 acres at 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow).

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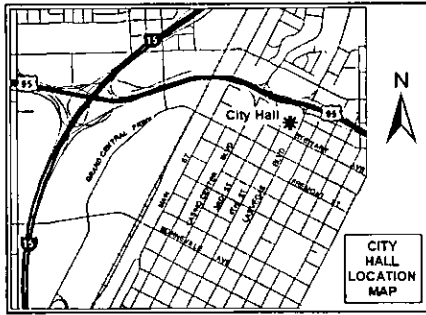
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Public Hearing Information

Meeting: Planning Commission
Date: December 16, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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.

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I SUPPORT
this Request

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I OPPOSE
this Request

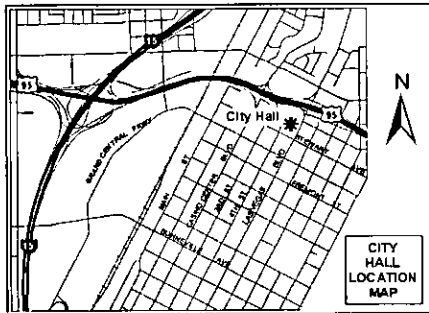
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MSP-40138

Planning Commission Meeting of 12/16/2010

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



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I SUPPORT
this Request

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Please use available blank space on card for your comments.

MSP-40138

Planning Commission Meeting of 12/16/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: November 16, 2010
Re: **MSP-40138** WMCV Phase I, LLC et al 455, 475, & 495 S. Grand Central Pkwy.
Request for a major amendment Master Sign Plan to a previously approved Master Sign Plan (MSP-6344)

CONDITIONS OF APPROVAL:

1. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

Development Notification

PC Meeting: December 16, 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:

MSP-40138

Village Paseo HOA

18b The Las Vegas Arts District

West Huntridge NA

Bonanza Park HOA

WLV-NAA1

Bonanza Village NA

WLV-NAA4

Cultural Corridor Coalition NCG

WLV-NAA6

Desert Garden HOA

28

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Horizon Studio Apartments

John S. Park NA

L'Octaine Apartments Resident Council

Marble Manor Annex Resident Council

McNeil Estates NA

Newport Lofts

Pinto Palomino Residents NA

Rancho Bel Air HOA

Rancho Circle HOA

Rancho Manor NA

Rancho Oakley NA

Rancho Springs NA

Saratoga Meadows NA

Scotch Eighty Owners' Association

Towne Terrace Apartments

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

MSP-40138

HAND DELIVERED/ INTER OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	JOE PEÑA	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC

*** 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>**

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

MSP-40138 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) FOR ADDITIONAL WALL SIGNAGE WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 21.04 acres at 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **DECEMBER 16, 2010**

CITY COUNCIL: **JANUARY 19, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **NOVEMBER 17, 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:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

MSP Application

YK

Report Date 11/02/2010 03:52 PM

Submitted By

Page 1

A/P # 40138 MASTER SIGN PLAN

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/02/2010 12:18	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

MSP-40138 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE 1, 2 and 3, LLC - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) FOR ADDITIONAL WALL SIGNAGE WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 14.68 acres at 445 South Grand Central Parkway (APN 139-33-511-007), PD (Planned Development) Zone, Ward 5 (Barlow).

Parent A/P #	34474		
Project #	40138	Project/Phase Name	WORLD MARKET CENTER SIGNAGE
Size/Area	0.00	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 13933610023

Location

Owner/Tenant

Contact ID	AC1104626	Name	W M C V PHASE I L L C	Organization	% WORLD MARKET CTR
Mailing Address	495 S GRAND CENTRAL PKWY			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89106-4555			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

495 S GRAND CENTRAL PKWY
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 401
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495 S GRAND CENTRAL PKWY 208
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City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**MSP Application****Report Date**

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495 S GRAND CENTRAL PKWY 818
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 830
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 836
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 838
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 842
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 847
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 849
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 853
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 854
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 900
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 901
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 904
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 909
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 910
LAS VEGAS, 89106-

Report Date 11/02/2010 03:52 PM

Submitted By

Page 15

Address

Parcel ID

City

495 S GRAND CENTRAL PKWY 914
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 916
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 919
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 920
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 924
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 925
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 930
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 938
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 946
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 948
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 950
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 952
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 953
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 954
LAS VEGAS, 89106-495 S GRAND CENTRAL PKWY 1000
LAS VEGAS, 89106-

Report Date 11/02/2010 03:52 PM

Submitted By

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495 S GRAND CENTRAL PKWY 1001
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1006
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1009
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1014
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1016
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1019
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1020
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1022
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1024
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1025
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1030
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1036
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1038
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1042
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1046
LAS VEGAS, 89106-

Report Date 11/02/2010 03:52 PM

Submitted By

Page 17

495 S GRAND CENTRAL PKWY 1052
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1053
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 1054
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 312
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 118
LAS VEGAS, 89106-

495 S GRAND CENTRAL PKWY 514
LAS VEGAS, 89106-

Other Addresses

No Other Addresses are associated to this Application

Other Parcels

No Parcels are linked to this Application

Other Records

13933610014
13933610022
13933610023

Applicant/Contact

Primary	N	Capacity	OWNER	Contact ID	AC1104626 ☐ Foreign
Effective		Expire			
Name	W M C V PHASE I L L C				
Day Phone		Eve Phone	Organization	% WORLD MARKET CTR	
Pager		PIN #	Position	% DIRECTOR OF ADMIN	
Fax		Mobile	Profession		
E-Mail					
Address	495 S GRAND CENTRAL PKWY LAS VEGAS, NV 89106-4555				
Seasonal Addr					
Valid From		To			
Comments	No Comments				

Report Date 11/02/2010 03:52 PM

Submitted By

Page 18

Applicant/Owner

Primary Y Capacity OTHER Other REP Contact ID AC951827 ☐ Foreign
Effective Name WORLD MARKET CENTER
Day Phone (702)599-8105 x Eve Phone Organization
Pager PIN # Position
Fax (702)599-8107 Mobile Profession
E-Mail
Address 495 S GRAND CENTRAL PARKWAY
LAS VEGAS, NV 89106
Seasonal Addr

Valid From To
Comments jonathan leleu - 599-8105

Contractors

No Contractors

Fee	Start	End Date	Amount
NOTIFICATION & ADVERTISING FEE	P	11/02/2010 12:20	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	11/02/2010 12:20	30.00
PROCESSING FEE	P	11/02/2010 12:20	300.00
Total Unpaid	0.00	Total Paid	830.00

Inspections

There are no inspections for this Report

Review Actions
Review #
Comments

Review Type	Start	End	Status	Set By	Comments	App. No.
-------------	-------	-----	--------	--------	----------	----------

Agency Requirements

Detail SUBMITTAL CHECKLIST (MSP) Modified By FSDLIST Modified Date/Time 11/02/2010 12:18
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-App Conference Checklist	Y Laser Print Site Plan
Y Application/Petition Form	Y Laser Print Building Elevation
Y Deed and Legal Description	Y Laser Print Sign Elevation
Y Justification Letter	N Copy of Private Restrictions or Sign Criteria
Y Sign Analysis Table	N Standards for Window Signs (if applicable)
Y Site Plans (6 Folded Blue Lines, 1 Rolled Colored)	Y Statement of Financial Interest
Y Building Elevations (1 Folded, 1 Rolled Colored)	
Y Sign Elevations (1 Folded, 1 Rolled Colored)	

Y Business Licensing Requirements Met

Report Date 11/02/2010 03:52 PM

Submitted By

Page 19

Project Condition	Approval	Approval By	Approval Date	Submitted By	Submitted Date	Submitted Time
-------------------	----------	-------------	---------------	--------------	----------------	----------------

Z-LEGAL			983052		11/02/2010 12:18	
N						

Project	AP Type	Status	Scope	Priority
---------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Priority	Scope	Department
--------------------	-------------	----------	-------	------------

There is no planning condition for this project.

MASTER SIGNATURE

Y Parent Project link required?

Y Will this go to City Council?

Staff Recommendation

Meeting Information

Meeting Info	Meeting Date	Meeting Type	Meeting Status	Meeting Date	Meeting Time	Meeting Location
--------------	--------------	--------------	----------------	--------------	--------------	------------------

12/16/2010	PC	SCHEDULED		0	0	0
FSOLIS	11/02/2010					

Project	AP Type	Status	Scope	Priority
---------	---------	--------	-------	----------

No children exist for this project

Employee	Employee ID	Job	Department
----------	-------------	-----	------------

No Employee Entries

Job	Description	Approval By	Approval Date	Approval Time
-----	-------------	-------------	---------------	---------------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	11/02/2010 12:21	0.00
JONATHAN LEOEU, 702.599.8105, WORLD MKT CENTER VENTURE LLC CK 6889				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan Amendment
 Project Address (Location) 495, 475 & 455 S. Grand Central Pkwy, Las Vegas, Nevada 89106
 Project Name World Market Center Las Vegas Proposed Use N/A
 Assessor's Parcel #(s) 139-33-610-023, -022, -014 Ward # 5
 General Plan: existing n/a proposed n/a Zoning: existing PD proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres 21.04 Lots/Units n/a Density n/a
 Additional Information n/a

PROPERTY OWNER WMCV Phase 1, 2 and 3, LLC Contact Jonathan Leleu, Esq.
 Address 495 South Grand Central Parkway, Suite 2203 Phone: (702) 599-8105 Fax: (702) 599-8107
 City Las Vegas State Nevada Zip 89106
 E-mail Address jonathan.leleu@wmcly.com

APPLICANT World Market Center Las Vegas Contact _____
 Address Same as above Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Jonathan Leleu, Esq. Contact _____
 Address Same as above Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name JACK KASHANI

Subscribed and sworn before me

This 1st day of November, 20 10

Notary Public in and for said County and State

Revised 10/27/08



JESSICA GREEN
Notary Public
State of Nevada
Appt. No. 07-5137-1
My Appt. Expires Oct. 25, 2011

FOR DEPARTMENT USE ONLY

Case #	<u>MSP-40138</u>
Meeting Date:	<u>12-16-10</u>
Total Fee:	<u>850</u>
Date Received:*	<u>11-2-10</u>
Received By:	<u>E.S.</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.

f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-40138** APN: 139-33-610-023, -022, -014

Name of Property Owner: WMCV Phase 1, 2 and 3, LLC

Name of Applicant: World Market Center Las Vegas

Name of Representative: Jonathan Leleu, Esq.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

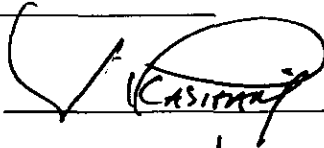
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: n/a

Partner(s): n/a

n/a

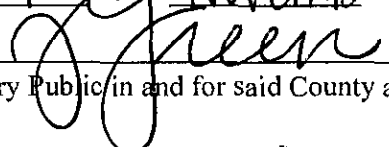
APN: n/a

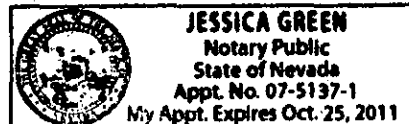
Signature of Property Owner: 

Print Name: JACK KASHANI

Subscribed and sworn before me

This 1st day of November 2010


Notary Public in and for said County and State





November 1, 2010

Mr. Steve Gebeke
City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, NV, 89101

Re: Justification Letter – Master Sign Plan Amendment Application

WMCV Phase 1, LLC

APN : 139-33-610-023
Address : 495 S. Grand Central Pkwy.

WMCV Phase 2, LLC

APN : 139-33-610-014
Address : 475 S. Grand Central Pkwy.

WMCV Phase 3, LLC

APN : 139-33-610-022
Address : 455 S. Grand Central Pkwy.

Dear Mr. Gebeke:

The application seeks approval of an amendment to its Master Sign Plan to allow for the installation of interchangeable/removable on-premise signage on the façade of each of the World Market Center Las Vegas Buildings located within the Las Vegas Centennial Plan.

Applicant is seeking approval to install eleven (11) signs onto the existing buildings. The proposed signs are 180'W x 150'H (2), 150'W x 100'H (2), 150'W x 120'H (2), 150'W x 75'H (1), 300'W x 115'H (1), 300'W x 150'H (1) and 150'W x 53'H (2) and all are made with "3M 3662 Pressure Sensitive Vinyl with 3M Laminate". Applicant contemplates installing the signs immediately upon approval, and first displaying the signs for its January 24-28, 2011 tradeshow event, and refreshing and/or changing the signage for tradeshow events occurring thereafter. The signs will depict only the advertisements of either the property owner, or existing tenants and/or business affiliates of the property owner.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Leleu".

Jonathan P. Leleu
In-House Legal Counsel for
World Market Center Las Vegas

MSP-40138



054319



June 16, 2005

Mr. Robert Holgate
WMC Phase 1, LLC
495 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: MSP-6344 - MASTER SIGN PLAN
CITY COUNCIL MEETING OF JUNE 15, 2005

Dear Mr. Holgate:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 495 South Grand Central Parkway (APN 139-33-610-005 and 006), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request, dated 03/17/05, except as modified by conditions herein.
2. Any modifications to this Master Sign Plan as submitted, that are in compliance with the requirements of Title 19.14 and the Parkway Center Development Standards, may be reviewed and approved administratively by the Planning and Development Department for Phase I. Signage for any future buildings on the subject site shall require an amendment to the Master Sign Plan, to be reviewed and approved by the Parkway Center Architecture Review Committee (PC-ARC) and the Planning Commission.
3. All freestanding signage shall have a minimum five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).
4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-1-05

CLV 7009

RECEIVED

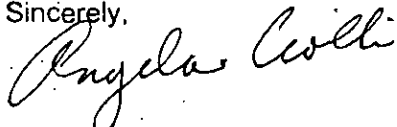
NOV - 2 2010

MSP-40138

Mr. Robert Holgate
MSP-6344 – Page Two
June 16, 2005

6. Site development to comply with all applicable conditions of approval Zoning Reclassification Z-100-97 and all other applicable site related actions.

Sincerely,



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

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

Mr. Joe DeJesus
Casino Lighting & Sign
3665 West Diablo Drive
Las Vegas, Nevada 89118

RECEIVED

NOV -2 2010

MSP-40138

20050929-0004980

Fee: \$28.00 RPTT: EX#003
N/C Fee: \$0.00

09/29/2005 13:57:19
T20050179121

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane DOM
Clark County Recorder Pgs: 15

Parcel Number: 9-33-610-011 (new)
139-33-610-006 (old)

GRANT bargain sale deed

(Title on Document)
(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording requested by:
LAWYERS TITLE OF NEVADA, INC

Return to:

Name LAWYERS TITLE OF NEVADA

Address 1210 S. VALLEY VIEW BLVD. #104

City/State/Zip LAS VEGAS, NV 89102

FRANK BRADEN

This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

RECEIVED
NOV 02 2010
City of Las Vegas

MSP-40138

RE-RECORDED

20050603-0004095

Fee: \$24.00 RPTT: EX#003

N/C Fee: \$0.00

06/03/2005

14:20:46

T20050102517

Requestor:

LAWYERS TITLE

Frances Deane

OSA

Clark County Recorder

Pgs: 11

APN# 139-33-610-006

11 digit number may be obtained at:

<http://sandgate.co.clark.nv.us/cicsAssessor/ownr.htm>

GRANT BARGAIN SALE DEED

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording requested by:

LAWYERS TITLE

RECORDER'S MEMO

(POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT)

Return to:

Name LMH, INC.

Address 8010 W. SALLARD AVE, #140

City/State/Zip LAS VEGAS, NV 89117

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

Frances Deane
Clark County Recorder

APN: 139-33-610-006

WHEN RECORDED RETURN TO:

Jones Vargas
3773 Howard Hughes Parkway
Third Floor South
Las Vegas, Nevada 89109
Attention: Richard F. Jost, Esq.

MAIL TAX STATEMENTS TO:
WMCV Phase I, LLC
c/o World Market Center
495 South Grand Central Parkway
Las Vegas, Nevada 89106
Attention: Director of Administration

(Space ^{above} line for Recorder's use)

GRANT BARGAIN AND SALE DEED

WMCV PHASE I, LLC, a Delaware limited liability company, as "Grantor", does hereby Grant, Bargain, Sell and Convey to WMCV PHASE I, LLC, a Delaware limited liability company, as "Grantee", the real property in the County of Clark, State of Nevada (hereinafter referred to as the "Land") described on Attachment "A" attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments; and
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land and all other matters of record or apparent.

[remainder of page intentionally left blank]

THIS DEED IS BEING RE-RECORDED TO
CORRECT THE LEGAL DESCRIPTION

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its managers thereunto duly authorized.

Dated 5/25, 2005.

WMCV PHASE I, LLC, a
Delaware limited liability company

By: [Signature]
Jack Kashani, Co-Manager

By: [Signature]
Shawn Samson, Co-Manager

By: [Signature]
Martin S. Burger, Co-Manager

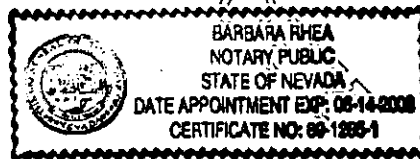
ASSESSOR

STATE OF NEVADA)
 ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on 5/25, 2005 by Jack Kashani as co-manager of WMCV PHASE I, LLC.

[Signature]
Notary Public

My commission expires: 6/14/08



Notary Public

STATE OF NEVADA)
COUNTY OF CLARK)

ss:

This instrument was acknowledged before me on 3/15, 2005 by Shawn Samson as co-manager of WMCV ~~PHASE I, LLC.~~

Notary Public

My commission expires:



Notary Public

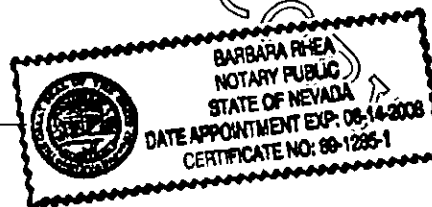
STATE OF NEVADA)
COUNTY OF CLARK)

ss:

This instrument was acknowledged before me on 5/25/2005, 2005 by Martin S. Burger as co-manager of WMCV PHASE I, LLC.

Notary Public

My commission expires:



Notary Public

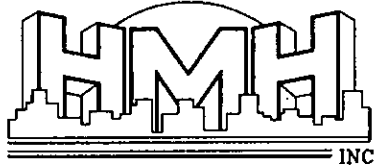
ATTACHMENT "A"
TO GBS DEED

LEGAL DESCRIPTION OF THE LAND

ASSESSOR'S COPY



EXP. DATE
6/30/05



8010 WEST SAHARA-SUITE 140
LAS VEGAS, NEVADA 89117-1956
PHONE: (702) 256-7850 FAX: (702) 256-1710

0980332

HMH028-05

MARCH 29, 2005

REVISED JUNE 3, 2005

PREPARED BY SALLY TACKLEY

APN 139-33-610-005

PAGE 1 OF 2

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND LYING NORTH OF BONNEVILLE AVENUE AND WEST OF GRAND CENTRAL PARKWAY.

LEGAL DESCRIPTION

THAT PORTION OF LOT 2 OF "PARKWAY CENTER" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA AND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY (WIDTH VARIES) AND BONNEVILLE AVENUE (WIDTH VARIES) AS SHOWN BY SAID PLAT MAP; THENCE SOUTH 81°09'57" WEST ALONG THE CENTERLINE OF SAID BONNEVILLE AVENUE, 720.80 FEET;

THENCE NORTH 08°50'03" EAST, 60.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BONNEVILLE AVENUE;

THENCE NORTH 08°50'01" WEST, 51.74 FEET;

THENCE NORTH 36°30'47" EAST, 89.33 FEET;

THENCE NORTH 50°19'10" EAST, 154.02 FEET;

THENCE NORTH 18°21'30" EAST, 113.99 FEET;

THENCE NORTH 28°22'34" EAST, 152.27 FEET;

THENCE NORTH 08°59'08" WEST, 69.90 FEET;

THENCE, NORTH 28°06'09" EAST, 416.37 FEET;

THENCE SOUTH 62°04'30" EAST, 395.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID GRAND CENTRAL PARKWAY, BEING COINCIDENT WITH THE EAST LOT LINE OF SAID LOT 2;

THENCE SOUTH 27°55'16" WEST ALONG SAID EAST LOT LINE AND SAID WEST RIGHT-OF-WAY LINE, 206.78 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE COUNTY OF CLARK, STATE OF NEVADA, BY GRANT DEED RECORDED ON APRIL 28, 2004 IN BOOK 20040428, AS INSTRUMENT NUMBER 0002713, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA;

THENCE ALONG THE WESTERLY LINE OF SAID GRAND CENTRAL PARKWAY, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 29°25'16" WEST, 20.31 FEET;

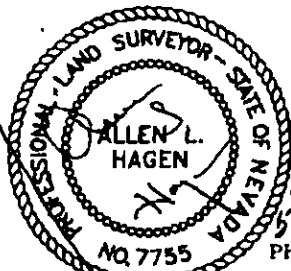
2. CURVING TO THE LEFT ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24°49'37", AN ARC LENGTH OF 227.49 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 85°24'21" EAST;
3. CURVING TO THE RIGHT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14°49'34", AN ARC LENGTH OF 25.88 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 70°34'47" WEST;
4. CURVING TO THE LEFT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 21°42'56", AN ARC LENGTH OF 37.90 FEET TO A POINT OF COMPOUND CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 87°42'17" EAST;
5. CURVING TO THE LEFT ALONG THE ARC OF A 565.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°32'20", AN ARC LENGTH OF 15.18 FEET;
6. SOUTH 03°50'03" EAST, 110.29 FEET;
7. CURVING TO THE RIGHT ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 85°00'00", AN ARC LENGTH OF 80.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BONNEVILLE AVENUE.

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF BONNEVILLE AVENUE, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 81°09'57" WEST, 201.20 FEET;
2. NORTH 88°37'35" WEST, 25.53 FEET;
3. CURVING TO THE LEFT ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 5.34 FEET;
4. SOUTH 81°09'57" WEST, 379.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.61 ACRES, MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.



EXP. DATE
6/30/05



8010 WEST SAHARA-SUITE 140
LAS VEGAS, NEVADA 89117-1956
PHONE: (702) 258-7850 FAX: (702) 258-1710

0980332
HMH028-05
MARCH 29, 2005
PREPARED BY SALLY TACKLEY
APN 139-33-610-005
PAGE 1 OF 2

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND LYING NORTH OF BONNEVILLE AVENUE AND WEST OF GRAND CENTRAL PARKWAY.

LEGAL DESCRIPTION

THAT PORTION OF LDT 2 OF "PARKWAY CENTER" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA AND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY (WIDTH VARIES) AND BONNEVILLE AVENUE (WIDTH VARIES) AS SHOWN BY SAID PLAT MAP;
THENCE SOUTH 81°09'57" WEST ALONG THE CENTERLINE OF SAID BONNEVILLE AVENUE, 720.80 FEET;
THENCE NORTH 08°50'03" EAST, 50.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BONNEVILLE AVENUE, SAID POINT BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT;
THENCE NORTH 08°50'01" WEST, 61.74 FEET;
THENCE NORTH 36°30'47" EAST, 69.33 FEET;
THENCE NORTH 50°19'10" EAST, 154.02 FEET;
THENCE NORTH 18°21'30" EAST, 113.99 FEET;
THENCE NORTH 28°22'34" EAST, 192.27 FEET;
THENCE NORTH 08°59'08" WEST, 69.90 FEET;
THENCE, NORTH 28°06'09" EAST, 418.37 FEET;
THENCE SOUTH 62°04'30" EAST, 395.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID GRAND CENTRAL PARKWAY, BEING COINCIDENT WITH THE EAST LOT LINE OF SAID LOT 2;
THENCE SOUTH 27°55'16" WEST ALONG SAID EAST LOT LINE AND SAID WEST RIGHT-OF-WAY LINE, 206.78 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE COUNTY OF CLARK, STATE OF NEVADA, BY GRANT DEED RECORDED ON APRIL 28, 2004 IN BOOK 20040428, AS INSTRUMENT NUMBER 0002713, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA;
THENCE ALONG THE WESTERLY LINE OF SAID GRAND CENTRAL PARKWAY, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 29°25'16" WEST, 20.31 FEET;

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HMH028-05
MARCH 29, 2005
PREPARED BY SALLY TACKLEY
APN 139-33-610-005
PAGE 2 OF 2

2. CURVING TO THE LEFT ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24°49'37", AN ARC LENGTH OF 227.49 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 85°24'21" EAST;
3. CURVING TO THE RIGHT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14°49'34", AN ARC LENGTH OF 25.88 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 70°34'47" WEST;
4. CURVING TO THE LEFT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 21°42'56", AN ARC LENGTH OF 37.90 FEET TO A POINT OF COMPOUND CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 87°42'17" EAST;
5. CURVING TO THE LEFT ALONG THE ARC OF A 565.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°32'20", AN ARC LENGTH OF 15.18 FEET;
6. SOUTH 03°50'03" EAST, 110.29 FEET;
7. CURVING TO THE RIGHT ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 85°00'00", AN ARC LENGTH OF 80.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAIO BONNEVILLE AVENUE.

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF BONNEVILLE AVENUE, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 81°09'57" WEST, 201.20 FEET;
2. NORTH 88°37'35" WEST, 25.53 FEET;
3. CURVING TO THE LEFT ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 5.34 FEET;
4. SOUTH 81°09'57" WEST, 326.24 FEET;
5. SOUTH 08°50'03" EAST, 10.00 FEET TO A POINT ON THE SOUTH LINE OF SAIO LOT 2;
6. SOUTH 81°09'57" WEST ALONG SAID SOUTH LOT LINE, 52.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.61 ACRES, MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENODED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

2005 JUN 13 A 9:29

[Handwritten Signature]

0980332
HMH028-05
MARCH 29, 2005
REVISED JUNE 3, 2005
REVISED SEPTEMBER 26, 2005
PREPARED BY SALLY TACKLEY
APN 139-33-610-005
PAGE 2 OF 2

2. CURVING TO THE LEFT ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24°49'37", AN ARC LENGTH OF 227.49 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 85°24'21" EAST;
3. CURVING TO THE RIGHT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14°49'34", AN ARC LENGTH OF 25.88 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 70°34'47" WEST;
4. CURVING TO THE LEFT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 21°42'56", AN ARC LENGTH OF 37.90 FEET TO A POINT OF COMPOUND CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 87°42'17" EAST;
5. CURVING TO THE LEFT ALONG THE ARC OF A 565.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°32'20", AN ARC LENGTH OF 15.18 FEET;
6. SOUTH 03°50'03" EAST, 110.29 FEET;
7. CURVING TO THE RIGHT ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 85°00'00", AN ARC LENGTH OF 80.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BONNEVILLE AVENUE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF BONNEVILLE AVENUE, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 81°09'57" WEST, 201.20 FEET;
2. NORTH 88°37'35" WEST, 25.53 FEET;
3. CURVING TO THE LEFT ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 5.34 FEET;
4. SOUTH 81°09'57" WEST, 379.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.61 ACRES, MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 139-33-610-006
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
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

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: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: NEW LEGAL DESCRIPTION PER RECORD
OF SURVEY

5. Partial Interest: Percentage being transferred: _____ %

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

Signature WMCV PHASE 1, LLC BY: J. HAY Capacity AGENT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: WMCV PHASE 1, LLC
Address: 495 S. GRAND CENTRAL BLVD
City: LAS VEGAS
State: NV Zip: 89106

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: WMCV PHASE 1, LLC
Address: 495 S. GRAND CENTRAL BLVD
City: LAS VEGAS
State: NV Zip: 89106

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

Print Name: HMH, INC Escrow #: NONE
Address: 8010 W. SAGARA #140
City: LAS VEGAS State: NV Zip: 89117

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

5/10/9

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 139-33-610-006
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

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

2. Type of Property:

- a) ☐ Vacant land b) ☐ Single Family Residence
c) ☐ Condo/Townhouse d) ☐ 2-4 Plex
e) ☐ Apartment Building f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ _____
\$ _____
\$ _____
\$ None

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: 3
b) Explain Reason for Exemption: Being RE-RECORDED TO correct legal description

5. Partial Interest: Percentage being transferred: _____%

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

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: WMCV Phase 1, LLC Print Name: WMCV Phase 1, LLC
Address: 495 S. Grand Central PK Address: 495 S. Grand Central PK
City: Las Vegas City: Las Vegas
State: NV Zip: 89106 State: NV Zip: 89106

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title of Nevada, Inc.
1210 S. Valley View Blvd.
Las Vegas, Nevada 89102

Escrow No. 02105077
Escrow Officer: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

4095

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 139-33-610-011 (new)
b)
c)
d)

2. Type of Property:

- a) ☐ Vacant Land
b) ☒ Single Family Residence
c) ☐ Condo/Townhouse
d) ☐ 2-4 Plex
e) ☐ Apartment Building
f) ☒ Commercial/Industrial
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00

Transfer Tax Value: \$ none

Real Property Transfer Tax Due: \$ none

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption: Re-Record to correct legal

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: Wmcy I by F Braden

Capacity: agent

Signature: Wmcy I by F Braden

Capacity: agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Wmcy Phase I
Address: 495 S. Grand Central Pl
City: Las Vegas
State: NV Zip: 89106

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wmcy Phase I
Address: 495 S. Grand Central Pl
City: Las Vegas
State: NV Zip: 89106

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

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

20050930-0002819

APN: 139-33-610-005

WHEN RECORDED RETURN TO:

Greenberg Traurig, LLP
200 Park Avenue
New York, New York 10166
Attention: Robert J. Ivanhoe, Esq.

MAIL TAX STATEMENTS TO
AND GRANTEE'S ADDRESS:

c/o World Market Center
495 South Grand Central Parkway
Las Vegas, Nevada 89106
Attention: Director of Administration

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

WMCV PHASE 2 HOLDINGS, LLC, a Delaware limited liability company, as "Grantor", does hereby Grant, Bargain, Sell and Convey to WMCV PHASE 2, LLC, a Delaware limited liability company, as "Grantee", the real property in the County of Clark, State of Nevada (hereinafter referred to as the "Land") described on Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments; and
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land and all other matters of record or apparent.

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MSP-40138

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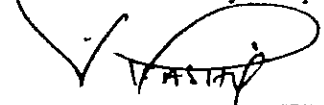
NOV 02 2010

City of Las Vegas

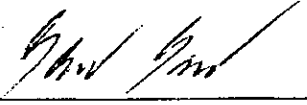
IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its authorized officers.

Dated August 4, 2005.

WMCV PHASE 2 HOLDINGS, LLC, a
Delaware limited liability company

By: 

Jack Kashani, Authorized Officer

By: 

Shawn Samson, Authorized Officer

By: 

Martin S. Burger, Authorized Officer

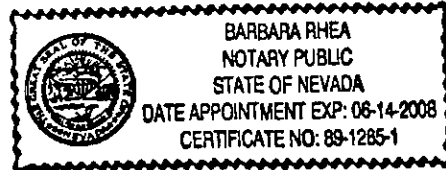
ASSESSOR'S
COPY

STATE OF Nevada
COUNTY OF Clark, SS:

This instrument was acknowledged before me on 7/14, 2005 by Jack Kashani as authorized officer of WMCV Phase 2 Holdings, LLC.

[Signature]
Notary Public

My commission expires: 6/14/08

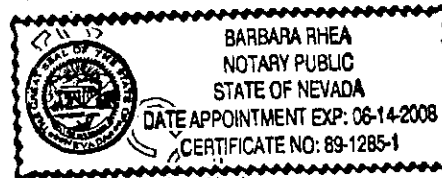


STATE OF Nevada, SS:
COUNTY OF Clark

This instrument was acknowledged before me on 7/14, 2005 by Shawn Samson as authorized officer of WMCV Phase 2 Holdings, LLC.

[Signature]
Notary Public

My commission expires: 6/14/08



STATE OF New York, SS:
COUNTY OF New York

This instrument was acknowledged before me on July 20, 2005 by Martin S. Burger as authorized officer of WMCV Phase 2 Holdings, LLC.

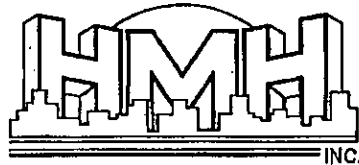
[Signature]
Notary Public

My commission expires: _____

IRIDA A. SHAY
NOTARY PUBLIC, State of New York
No. 407112
Qualified in C. Sullivan County
Commission Expires August 25, 2006



EXP. DATE
6/30/07



8010 WEST SAHARA-SUITE 140
LAS VEGAS, NEVADA 89117-1956
PHONE: (702) 256-7850 FAX: (702) 256-1710

0980332
HMH029-05
MARCH 31, 2005
REVISED JUNE 3, 2005
REVISED SEPTEMBER 26, 2005
PREPARED BY SALLY TACKLEY
APN 139-33-610-005
PAGE 1 OF 2

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND LYING NORTH OF BONNEVILLE AVENUE AND WEST OF GRAND CENTRAL PARKWAY.

LEGAL DESCRIPTION

THAT PORTION OF LOT 2 OF "PARKWAY CENTER" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA AND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY (100 FEET WIDE) AND BONNEVILLE AVENUE (WIDTH VARIES) AS SHOWN BY SAID PLAT MAP; THENCE SOUTH 81°09'57" WEST ALONG THE CENTERLINE OF SAID BONNEVILLE AVENUE, 720.80 FEET;
THENCE NORTH 08°50'03" WEST, 60.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BONNEVILLE AVENUE;;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 81°09'57" WEST, 35.88 FEET;
2. SOUTH 08°50'03" EAST, 10.00 TO A POINT ON THE SOUTH LINE OF SAID LOT 2;
3. SOUTH 81°09'57" WEST, 215.69 FEET;
4. CURVING TO THE RIGHT ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 8°57'40", AN ARC LENGTH OF 70.38 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 00°07'37" WEST;
5. SOUTH 84°35'52" WEST, 111.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15, AS CONVEYED TO THE STATE OF NEVADA ON RELATION OF ITS DEPARTMENT OF TRANSPORTATION BY FINAL ORDER OF CONDEMNATION RECORDED ON NOVEMBER 3, 1999 IN BOOK 19991103, AS INSTRUMENT NUMBER 00619, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA;

THENCE NORTH 14°10'19" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 619.67 FEET;

0980332
HMH029-05
MARCH 31, 2005
REVISED JUNE 3, 2005
REVISED SEPTEMBER 25, 2005
PREPARED BY SALLY TACKLEY
APN 139-33-610-005
PAGE 2 OF 2

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 25°08'37" EAST,
149.22 FEET;
THENCE SOUTH 71°04'55" EAST, 533.27 FEET;
THENCE SOUTH 28°22'34" WEST, 192.27 FEET;
THENCE SOUTH 18°21'30" WEST, 113.99 FEET;
THENCE SOUTH 50°19'10" WEST, 154.02 FEET;
THENCE SOUTH 36°30'47" WEST, 89.33 FEET;
THENCE SOUTH 08°50'01" EAST, 51.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.20 ACRES, MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED
FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED
STATUTES.

CLERK'S COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-33-610-005
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
 ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: WCV

3. Total Value/Sales Price of Property

\$ _____

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS-375.090, Section 1.88
b. Explain Reason for Exemption: Grantor owns 100% of Grantee

5. Partial Interest: Percentage being transferred: N/A %

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 Attorney

Signature [Signature]

Capacity Attorney

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

Print Name: WMCV Phase 2 Holdings, LLC

Address: 60 Columbus Circle

City: New York

State: NY Zip: 10023

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

Print Name: WMCV Phase 2, LLC

Address: 495 South Grand Central Parkway

City: Las Vegas

State: NV Zip: 89106

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

Print Name: Jones Vargas Escrow # N/A

Address: 3773 Howard Hughes Parkway, Third Floor South

City: Las Vegas State: NV Zip: 89109

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

2819

APN: 139-33-610-013

WHEN RECORDED RETURN TO:

Greenberg Traurig, LLP
200 Park Avenue
New York, New York 10166
Attention: Robert J. Ivanhoe, Esq.

MAIL TAX STATEMENTS TO:

c/o World Market Center
495 South Grand Central Parkway
Suite 2203
Las Vegas, Nevada 89106
Attention: Director of Administration

20061229-0002846

Fee: \$23.00 RPT: EX#009

N/C Fee: \$25.00

12/29/2006 10:30:52

T20060227577

Requestor:

LAWYERS TITLE OF NEVADA

Charles Harvey SUO

Clark County Recorder Pgs: 11

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

WMCV PHASE 3 HOLDINGS, LLC, a Delaware limited liability company, as "**Grantor**", does hereby Grant, Bargain, Sell and Convey to WMCV PHASE 3, LLC, a Delaware limited liability company, as "**Grantee**", the real property in the County of Clark, State of Nevada (hereinafter referred to as the "**Land**") described on Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments; and
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land and all other matters of record or apparent.

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RECEIVED

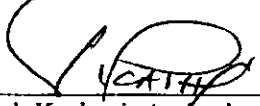
NOV 02 2010

City of Las Vegas

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its authorized officers.

Dated December 12, 2006.

WMCV PHASE 3 HOLDINGS, LLC, a
Delaware limited liability company

By: 
Jack Kashani, Authorized Officer

By: _____
Shawn Samson, Authorized Officer

By: _____
Ronald Wackrow, Authorized Officer

ASSESSOR'S
COPY

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its authorized officers.

Dated December 12, 2006.

WMCV PHASE 3 HOLDINGS, LLC, a
Delaware limited liability company

By: _____
Jack Kashani, Authorized Officer

By: _____
Shawn Samson, Authorized Officer

By: _____
Ronald Wackrow, Authorized Officer

ASSESSOR'S COPY

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its authorized officers.

Dated December 12, 2006.

WMCV PHASE 3 HOLDINGS, LLC, a
Delaware limited liability company

By: _____
Jack Kashani, Authorized Officer

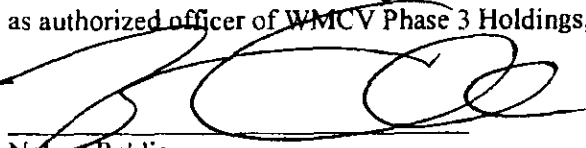
By: _____
Shawn Samson, Authorized Officer

By: _____
Ronald Wackrow, Authorized Officer

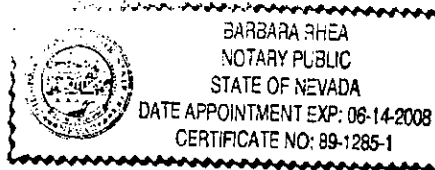
ASSESSOR'S
COPY

STATE OF Nevada
COUNTY OF Clark ^{ss:}

This instrument was acknowledged before me on December 12, 2006 by Jack Kashani
as authorized officer of WMCV Phase 3 Holdings, LLC.


Notary Public

My commission expires: 6/14/08



STATE OF _____
COUNTY OF _____ ^{ss:}

This instrument was acknowledged before me on December ___, 2006 by Shawn Samson
as authorized officer of WMCV Phase 3 Holdings, LLC.

Notary Public

My commission expires: _____

STATE OF _____
COUNTY OF _____ ^{ss:}

This instrument was acknowledged before me on December ___, 2006 by Ronald
Wackrow as authorized officer of WMCV Phase 3 Holdings, LLC.

Notary Public

My commission expires: _____

STATE OF _____)

ss:

COUNTY OF _____)

This instrument was acknowledged before me on December __, 2006 by Jack Kashani
as authorized officer of WMCV Phase 3 Holdings, LLC.

Notary Public

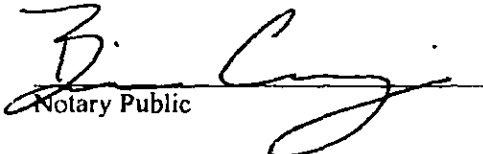
My commission expires: _____

STATE OF NY)

ss:

COUNTY OF NY)

This instrument was acknowledged before me on December 13, 2006 by Shawn Samson
as authorized officer of WMCV Phase 3 Holdings, LLC.


Notary Public

My commission expires: _____

BRIAN P. CRESPI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CR6154837
QUALIFIED IN NEW YORK STATE
COMMISSION EXPIRES 10/23/2010

STATE OF _____)

ss:

COUNTY OF _____)

This instrument was acknowledged before me on December __, 2006 by Ronald
Wackrow as authorized officer of WMCV Phase 3 Holdings, LLC.

Notary Public

My commission expires: _____

STATE OF _____)

SS:

COUNTY OF _____)

This instrument was acknowledged before me on December __, 2006 by Jack Kashani
as authorized officer of WMCV Phase 3 Holdings, LLC.

Notary Public

My commission expires: _____

STATE OF _____)

SS:

COUNTY OF _____)

This instrument was acknowledged before me on December __, 2006 by Shawn Samson
as authorized officer of WMCV Phase 3 Holdings, LLC.

Notary Public

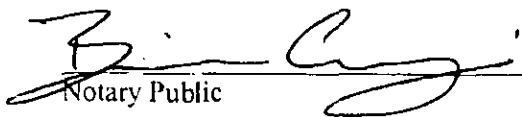
My commission expires: _____

STATE OF NY)

SS:

COUNTY OF NY)

This instrument was acknowledged before me on December 13, 2006 by Ronald
Wackrow as authorized officer of WMCV Phase 3 Holdings, LLC.


Notary Public

My commission expires: _____

EXHIBIT A
TO GRANT BARGAIN AND SALE DEED

LEGAL DESCRIPTION OF THE LAND

ASSESSOR'S COPY

82750
HMH123-06
DECEMBER 11, 2006
PREPARED BY KEVIN HOCKETT
APN 139-33-610-013

EXPLANATION: THIS LEGAL DESCRIBES A RECORD OF SURVEY, GENERALLY LOCATED WEST OF GRAND CENTRAL PARKWAY AND NORTH OF BONNEVILLE AVENUE.

LEGAL DESCRIPTION

THAT PORTION OF LOT 2 OF "PARKWAY CENTER" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA AND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY (100' WIDE) AND BONNEVILLE AVENUE (WIDTH VARIES) AS SHOWN BY SAID PLAT MAP;
THENCE SOUTH 81°09'57" WEST ALONG THE CENTERLINE OF SAID BONNEVILLE AVENUE, 720.80 FEET;
THENCE NORTH 08°50'03" WEST, 60.00 FEET, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BONNEVILLE AVENUE;
THENCE NORTH 08°50'01" WEST, 51.76 FEET;
THENCE NORTH 36°30'47" EAST, 89.30 FEET;
THENCE NORTH 50°19'10" EAST, 154.02 FEET;
THENCE NORTH 18°21'30" EAST, 113.99 FEET;
THENCE NORTH 28°22'34" EAST, 192.27 FEET;
THENCE NORTH 71°04'51" WEST, 75.71 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 71°04'51" WEST, 457.54 FEET, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 15;
THENCE NORTH 25°08'37" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 210.29 FEET;
THENCE NORTH 29°36'29" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 342.26 FEET;
THENCE SOUTH 52°39'51" EAST, 540.19 FEET;
THENCE SOUTH 50°45'41" WEST, 122.18 FEET;
THENCE SOUTH 28°06'09" WEST, 16.71 FEET;
THENCE SOUTH 25°30'00" EAST, 24.81 FEET;
THENCE SOUTH 64°30'00" WEST, 128.12 FEET;
THENCE SOUTH 18°55'05" WEST, 147.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.22 ACRES, MORE OR LESS.

82750
HMH123-06
DECEMBER 11, 2006
PREPARED BY KEVIN HOCKETT
APN 139-33-610-013

BASIS OF BEARINGS

NORTH 27°55'16" EAST BEING THE CENTERLINE OF GRAND CENTRAL PARKWAY, LYING WITHIN THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN FILE 115, PAGE 12 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

ASSESSOR'S
COPY

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 139-33-610-013
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# _____

Book: _____ Page: _____

Date of Recording: _____

Notes: OK

2. Type of Property:

- | | |
|--|--|
| a) ☐ Vacant land | b) ☐ Single Family Residence |
| c) ☐ Condo/Townhouse | d) ☐ 2-4 Plex |
| e) ☐ Apartment Building | f) ☒ Commercial/Industrial |
| g) ☐ Agricultural | h) ☐ Mobile Home |
| i) ☐ Other | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ none
\$ _____
\$ none
\$0.00

4. If Exemption Claimed:

a) Transfer Tax Exemption, per NRS 375.090, Section 9

b) Explain Reason for Exemption: GRANTOR owns 100%

5. Partial Interest: Percentage being transferred: _____%

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

Capacity agent - seller

Signature Frank Brader

Capacity agent - buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: WMCV Phase 2 Holdings, LLC
Address: 405 S. Grand Central Pkwy
City: Suite 2203 Las Vegas
State: NV Zip: 89106

(REQUIRED)

Print Name: WMCV Phase 2 LLC
Address: 405 S. Grand Central Pkwy Suite 2203
City: Las Vegas
State: NV Zip: 89106

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title of Nevada, Inc.
1210 S. Valley View Blvd.
Las Vegas, Nevada 89102

Escrow No. 0850046
Escrow Officer: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)