

WEINGARTEN REALTY

860 South Rancho Dr., Suite 10
Las Vegas, Nevada 89106
800.641.5263
702.642.5673 Fax
www.weingarten.com

March 4, 2011

City of Las Vegas Nevada
Department of Planning
333 N. Rancho Dr.
Las Vegas, NV.

Re: Request for Variance of Security Requirement
Decatur 215 Shopping Center – Hwy. 215 at N. Decatur Blvd.
Las Vegas, Nevada

To Whom It May Concern:

Please accept this Justification Letter from owner, DECATUR 215, LLC, a Delaware limited liability company, registered as a foreign limited liability company in the State of Nevada as DECATUR 215 OF NEVADA, LLC, using Weingarten Realty Investors, a Texas real estate investment trust, as its Manager, asking for a variance to delete requirement #5 in document SDR-22582 Site Development Plan Review asking for 24 hour, 7 days per week security.

To support this variance request, I present the following information for consideration:

1. Winco Grocery (Opening in 2012) will be open 24/7 and will be providing their own security for those same hours;
2. Target currently supplies their own security during their open hours;
3. Crime is extremely low in this area. The Las Vegas Metro Police Department reports in the last 30 days the following:

(a) Within 1 mile - 29 incidents, broken down as follows:

- (i) 14 – family disturbances;
- (ii) 6 – “other” disturbances;
- (iii) 3 – juvenile disturbances;
- (iv) 2 – traffic accidents;
- (v) 1 – fight; and
- (vi) 1 – narcotic call.

(b) Within ½ mile: 1 incident (auto accident).

(c) Within ¼ mile: 0 incidents.

People-to-People. Coast-to-Coast.

Weingarten Realty Investors (the “trust”) is an unincorporated trust organized under the Texas Real Estate Investment Trust Act. Neither the shareholders of the trust, nor its trust managers, officers, employees or other agents are personally, corporately or individually liable for any debt, act, omission or obligation of the trust, and all persons having claims of any kind against the trust must look solely to the property of the trust for the enforcement of their rights.

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Support for Variance Request cont'd:

4. Owner would be forced to pay an annual cost of \$145,833 to provide this 24/7 security in a low crime area for a shopping center that would already have two forms of security present.

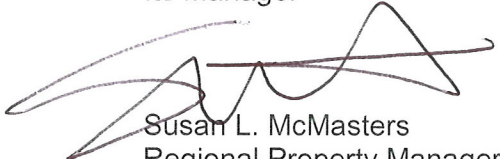
For your convenience, I am attaching the Pre-application conference request, a copy of the SDR-22582 review, Las Vegas Metro Police Department maps and statistics and Weingarten Realty (Manager) site plan of subject location.

If you need any additional information, or I can be of any other assistance in securing this variance, please do not hesitate to contact me at 702-259-7935 or you can reach me by email at smcmasters@weingarten.com. Thank you, in advance, for your consideration of this request.

Sincerely,

DECATUR 215, LLC
a Delaware limited liability company,
registered as a foreign limited liability company
in the State of Nevada as:
DECATUR 215 OF NEVADA, LLC

By: Weingarten Realty Investors,
a Texas real estate investment trust,
Its Manager



Susan L. McMasters
Regional Property Manager

SLM/dar
Attachments as stated

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