



1 WHEREAS, FREMONT LV HOLDINGS, LLC (the "CVIP PARTICIPANT")  
2 is the owner of the real property located at 1401 FREMONT STREET and is undertaking  
3 certain exterior improvements to the property in accordance with the Commercial VIP  
4 Program;  
5

6 WHEREAS, the City Council of the City of Las Vegas has considered the  
7 findings that the development of improvements to a building, facilities, structures or other  
8 improvements to be located at the Site are of benefit to the Redevelopment Area or the  
9 immediate neighborhood in which the Redevelopment Area is located; and  
10

11 WHEREAS, the City Council of the City of Las Vegas has considered the  
12 findings that no other reasonable means of financing the building, facilities or structures or  
13 other improvements on the Site are available; and  
14

15 WHEREAS, the City Council of the City of Las Vegas has considered the  
16 undertakings of the Agency in connection with the Commercial VIP Agreement (the  
17 "Agreement" and attached hereto as Exhibit A), which provides for the contribution of funds to  
18 FREMONT LV HOLDINGS, LLC for making physical, visual improvements to the building  
19 located on the Site, all as more fully set forth in the Agreement.  
20

21 NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of  
22 the City of Las Vegas hereby finds and determines that the development of building, facilities,  
23 structures or other improvements on the Site are of benefit to the Redevelopment Area or the  
24 immediate neighborhood in which the Redevelopment Area is located; and  
25

26 RESOLVED FURTHER, that the City Council of the City of Las Vegas hereby  
27 finds and determines there are no reasonable means of financing those building, facilities,  
28 structural or other improvements on the Site; and

1 RESOLVED FURTHER, that the City Council of the City of Las Vegas hereby  
2 consents to the undertakings of the Agency in connection with the Agreement with the  
3 "Owner" for the Project concerning the development on the Site.  
4

5 THE FOREGOING RESOLUTION was passed, adopted and approved this  
6 \_\_\_\_\_ day of \_\_\_\_\_, 2013.

7 CITY OF LAS VEGAS

8 By \_\_\_\_\_  
9 CAROLYN G. GOODMAN, Mayor

10 ATTEST:

11 \_\_\_\_\_  
12 BEVERLY K. BRIDGES, MMC  
13 CITY CLERK

14 APPROVED AS TO FORM:

15 Michael Bridges

Date

16 8-5-13  
17  
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## Exhibit A

### CITY OF LAS VEGAS REDEVELOPMENT AGENCY COMMERCIAL VISUAL IMPROVEMENT AGREEMENT AND GRANT OF FACADE EASEMENT

THIS COMMERCIAL VISUAL IMPROVEMENT AGREEMENT AND GRANT OF FAÇADE EASEMENT (the "Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body in the State of Nevada (hereinafter referred to as the "Agency") and FREMONT LV HOLDINGS, LLC ("Owner")

#### Recitals

WHEREAS, the City of Las Vegas Redevelopment Agency ("Agency") administers and funds and is funded by the Agency for the purposes of improving the physical appearance of, and encouraging reinvestment in existing commercial structures; and

WHEREAS, in furtherance of the Redevelopment Plans (the "Redevelopment Plans") for the City of Las Vegas Redevelopment Areas (the "Redevelopment Area"), the Agency approved a Commercial Visual Improvement Program (the "Commercial VIP") for the purpose of assisting property owners and their tenants in the rehabilitation of their buildings in order to revitalize and promote the economic stability of the Redevelopment Areas; and

WHEREAS, pursuant to the implementation of the Commercial VIP, the Agency wishes to acquire an easement in gross on and upon the exterior walls of buildings (the "Facade Easement"), and a maintenance agreement for the Façade Easement Area (the "Building Façade Maintenance Agreement") located on that certain property, as more particularly described in the "Legal Description of the Site", attached hereto as Attachment " 1 " and incorporated herein, subject to the Owner's agreement to rehabilitate and improve the exterior walls and faces of the buildings on the Property, as described hereafter, in accordance with this Agreement and the Commercial VIP Guidelines (the "CVIP Guidelines"), incorporated herein by reference. The Property is located within or is contiguous to the boundaries of the redevelopment areas; and

WHEREAS, in consideration for the acquisition of the Façade Easement, the Agency shall reimburse the Owner for any Pre-approved Qualified Exterior Improvements to a maximum of \$50,000 and the Owner has provided a 100% matching cash contribution to the Agency's participation to ensure that a Owner has a vested interest in the completion of its site improvements and to ensure a high leveraging of public resources and such improvements are significant in character, as determined by the Agency; and

WHEREAS, the Owner desires to participate in the Commercial VIP pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreement contained herein, the AGENCY and OWNER do hereby agree as follows:

**SECTION 1: SCOPE OF AGREEMENT.** The purpose of this agreement is to effectuate the Redevelopment Plans by contributing funds to that certain property, as more particularly described in the "Legal Description of the Site," attached hereto as Attachment " 1 " and incorporated herein by reference (the "Property" or "Site"). Implementation of this Agreement will further the goals and objectives of the Redevelopment Plans. This Agreement is subject to the provisions of the Redevelopment Plan which the City Council of the City of Las Vegas adopted on March 5, 1986, by Ordinance No. 3218, as amended and the Redevelopment Area 2 Plan which the City Council of the City of Las Vegas adopted on August 15,

## Exhibit A

2012, by Ordinance No. 6205, as amended. Said Redevelopment Plans, as they now exist and as they may be subsequently amended, are incorporated herein by reference and made a part hereof as though fully set forth herein.

**SECTION 2: PARTIES TO THE AGREEMENT.** The Agency is a public body, corporate and politic, exercising governmental functions and powers, and organized and existing under the Community Redevelopment Law of the State of Nevada (NRS 279.382, et seq.). The principal office of the Agency is located at 495 South Main Street, 6<sup>th</sup> Floor, Las Vegas, Nevada, 89101. "Agency", as used in this Agreement, includes the City of Las Vegas Redevelopment Agency and any assignee of or successor to its rights, powers and responsibilities. The Owner warrants it has a valid and binding fee simple interest in (as defined hereinafter), the Site. Such ownership is demonstrated by Attachment " 2 ", "Proof of Ownership or Leasehold Interest", which is attached hereto and is incorporated herein by reference. "Owner", as used in this Agreement, includes not only the Owner as identified in the opening paragraph of this Agreement, but also any assignee of, or successor to, its rights, powers and responsibilities. The Agency and the Owner individually may be referred to as "party" or collectively as "parties" hereinafter.

**SECTION 3: GRANT OF FAÇADE EASEMENT AND MAINTENANCE AGREEMENT.** The Owner agrees to grant and convey and the Agency agrees to acquire and accept conveyance of a nonexclusive easement in gross (the "Facade Easement") on and upon that certain area described in Exhibit A of Attachment " 2 ", attached hereto and incorporated herein (the "Facade Easement Area"), subject to the following conditions:

- a. The purchase price for the Facade Easement shall be an amount up to one hundred percent (100%) of the façade improvements, with a not to exceed maximum of fifty thousand dollars **(\$50,000.00)** for "Pre-approved Qualified Exterior Improvements". Pre-approved Qualified Exterior Improvements which shall be considered for reimbursement includes the following: painting, cleaning, tuck pointing, façade repair/replacement, window repair/replacement, doorways, lighting, new or substantially rehabilitated signage, window tinting, new or replacement awnings, permanent landscaping, parking lots, and rear access renovations. All Pre-approved Qualified Exterior Improvements must be seen from the public right-of-way. The final purchase price will be determined when the project improvements are completed and Owner has submitted paid invoices from contractor(s) to the Agency.
- b. Owner shall have provided Agency with all the documents required for participation in the CVIP, as set forth in the CVIP Guidelines in a form acceptable to and approved by the Agency, including without limitation an executed Facade Easement Deed, in substantially the form attached hereto as Attachment " 3 " and a Building Façade Maintenance Agreement, in substantially the form attached hereto as Attachment " 4 ".
- c. Agency shall pay Owner the Purchase Price within forty-five (45) days after submission of paid invoices by Owner for the Project improvements, as defined in Section 5, and inspection and approval of such Improvements, in accordance with the CVIP Guidelines.
- d. The Agency shall cause the Facade Easement Deed and the Building Façade Maintenance Agreement to be recorded against the Property promptly after completion of the Project improvements and upon payment of the Purchase Price by the Agency to the Owner. The Facade Easement and the Building Façade Maintenance Agreement shall commence upon such recordation and shall terminate on the date five (5) years thereafter.
- e. Owner hereby agrees to maintain the Property, including without limitation the Facade Easement Area and the Project improvements to be constructed thereon, in accordance with

## Exhibit A

the maintenance provisions set forth in the Building Façade Maintenance Agreement, Attachment " 4 " attached hereto. Owner agrees that all material future changes to the exterior surfacing of the building(s) on the Property, including the Façade Easement Area, shall be subject to the approval of the Agency, which approval shall not be unreasonably withheld. No painting or exterior surfacing which, in the opinion and judgment of Agency, are inharmonious with the general surroundings shall be used on the exterior of any buildings now or to be located on the Property. This covenant shall run with the land for a period of five (5) years from the date the Façade Easement Deed is recorded against the Property. Owner shall be in default of this Agreement if Owner breaches any of the obligations under this Section 3 or Attachment " 4 ".

- f. The Agency shall not use or exercise any right granted by the Façade Easement or do anything in a manner that will damage or impair the Façade Easement Area or the structural integrity of the building.

**SECTION 4: OWNER'S REPURCHASE OPTION.** The Agency hereby grants the Owner the option to repurchase the Façade Easement (the "Option") from the Agency pursuant to the following terms and conditions:

- a. **Option Term.** The term of the Option (the "Option Term" or "Option") shall commence upon recordation of the Façade Easement Deed and shall continue until the termination date of the Façade Easement. In order to exercise the Option, the Owner and/or Tenant must give sixty (60) days written notice to the Agency that it wishes to exercise the Option.
- b. **Repurchase Price.** If the Owner exercises the Option, the Agency agrees to sell and the Owner agrees to repurchase the Façade Easement in an amount equal to the unamortized portion of the Purchase Price amortized on a straight-line basis over five (5) years. The Amortization Schedule is set out in Exhibit C of Attachment " 3 ", attached hereto and incorporated herein (the "Amortization Schedule").
- c. **Title, Escrow and Closing Costs.** The Owner shall pay all title, escrow and closing costs and fees associated with the repurchase of the Façade Easement. The Owner and/or Tenant shall execute such documents and take such actions as may be necessary to effectuate such repurchase.
- d. The Owner's right to this Option and the terms and conditions of this Option shall be contained in the Façade Easement Deed to be recorded on the Property.

**SECTION 5: IMPROVEMENTS TO THE SITE AND PROJECT BUDGET.** The Owner shall make improvements to the Site, or to the buildings, fixtures or appurtenances thereon, according to the Scope of Work and Tentative Schedule of Improvements, which is attached hereto as Attachment " 5 " and by this reference is made a part hereof. The Scope of Work and Tentative Schedule of Improvements shall provide a line item budget, acceptable to the Agency, for all work to be performed. Within 30 days of execution of this Agreement by the Agency, Owner agrees to commence, or cause the commencement of, rehabilitation and improvement of the Site, including the Façade Easement Area, pursuant to the plans and other documents submitted by Owner and approved by Agency in accordance with the CVIP Guidelines. Owner shall complete the improvements within 120 days of commencement of work. Additional time may be given upon approval of the Agency, which approval shall not be unreasonably withheld. The improvements to the Site also shall be referred to as the "Project" or "Improvements" hereinafter. The Agency shall maintain a right of access to the Site, provided that the Agency gives the Owner a minimum of twenty-four (24) hours written, advance notice prior to entering the Site.

## Exhibit A

SECTION 6: CONTRACTOR SELECTION REQUIREMENTS. If the Project exceeds \$10,000, then the Owner in compliance with NRS 279.478 must obtain three (3) or more competitive bids from properly licensed contractors. If the Owner is unable to obtain (3) or more competitive bids, the Owner shall provide the Agency, upon request, with documentation detailing when and which licensed contractor(s) were contacted.

SECTION 7: DESIGN REVIEW COMMITTEE. For reviewing the architectural and engineering design of the Project, the Agency has appointed a Design Review Committee comprised of one or more staff members from the following City of Las Vegas municipal departments: Economic and Urban Development; Planning and Development Department; Land Development, Public Works; Development Coordination, Public Works; and City of Las Vegas Department of Building & Safety. At its discretion, the Agency may solicit input from additional City staff depending on the individual needs of the Project. The Design Review Committee shall meet on an ad hoc basis. The Design Review Committee shall recommend approval or disapproval of the Project Scope of Work. If the Project is disapproved, the Agency shall retain the right to ask the Owner to make changes to the proposed Scope of Work.

SECTION 8: COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS. The Owner must comply with all development standards applicable to the Scope of Work, including but not limited to, the Zoning Code of the City of Las Vegas, the Building Code of the City of Las Vegas, and the Fire Code of the City of Las Vegas. Additional development standards may apply depending on the specific location of the Site.

SECTION 9: FAILURE TO COMPLETE WORK. If the contractor selected by the Owner fails to complete all of the work specified in the Scope of Work, then the Agency may pursue any and all legal and equitable remedies available under this Agreement, as more specifically described in Section 13 hereinafter.

SECTION 10: UNRELATED IMPROVEMENTS. Nothing herein is intended to limit, restrict or prohibit the Owner from undertaking any other work in or about the subject premises which is unrelated to Commercial VIP provided for in this Agreement.

SECTION 11: COMPLIANCE WITH THE REDEVELOPMENT PLANS AND EMPLOYMENT PLAN. The Agency finds that the Project as contemplated by this Agreement complies with the Commercial VIP Guidelines and therefore would be deemed a substantial benefit to the Redevelopment Areas. The Agency finds that the Project, upon completion, would achieve one or more of the following:

1. Encourage new commercial development;
2. Create or retain jobs for nearby residents;
3. Increase local revenues from private revenue sources;
4. Increase levels of human activity in the Redevelopment Areas;
5. Possess attributes that are unique, either as to type of use or level of quality and design;
6. Require for their construction, installation or operation the use of qualified and trained labor; or
7. Demonstrate greater social or financial benefits to the community that would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.

The Agency has also considered the opinions of persons who reside within the Redevelopment Areas or the immediate vicinity of the Redevelopment Areas. In addition, the Agency has compared the level of spending proposed by the Agency and the projections of future revenue made on the buildings, facilities, structures or other improvements.

## **Exhibit A**

The Owner has declared that no other reasonable means of financing are available to undertake the improvements to the Property because the return on investment is not reasonable and the improvements are being financed through cash on hand and/or debt financing through a private lender. Furthermore, the Owner would not undertake the full set of improvements contemplated in the Agreement through resources reasonably available to the Owner pursuant to the Participant Affidavit and Employment Plan, attached hereto as Attachment " 7 " and by this reference made a part hereof.

The Owner has also declared and provided the Agency with an Employment Plan, which is attached hereto as Attachment " 7 " and by this reference is made a part hereof. The Owner, for itself and its successors and assigns, represents that in the construction of improvements on the Site provided for in this Agreement, the Owner shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, ancestry or national origin.

**SECTION 12: CONFLICTS OF INTEREST AND DISCLOSURE REQUIREMENTS.** No member, official or employee of the Agency shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested. The Owner warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement. No member, official or employee of the Agency shall be personally liable to the Owner in the event of any default or breach by the Agency or for any amount which may become due to the Owner or on any obligations under the terms of this Agreement. Pursuant to Resolution RA-4-99 adopted by the governing board of the Agency effective October 1, 1999, Owner warrants that it has disclosed, on the Disclosure of Principals form attached hereto as Attachment " 6 " and incorporated herein by reference, all persons and entities holding more than 1% (one percent) interest in Owner or any principal member of Owner. Throughout the term hereof, Owner shall notify City in writing of any material change in the above disclosure within 15 (fifteen) days of any such change.

**SECTION 13: DEFAULTS AND REMEDIES.** Failure or delay by either party to perform any term or provision of this Agreement constitutes a default under this Agreement. The nondefaulting party shall notify the defaulting party that a default exists and that the defaulting party must cure same within thirty (30) days of receipt of the notice of default. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with reasonable diligence and during any period of curing shall not be in default. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to recover damages for any default or to obtain any other remedy consistent with the purpose of this Agreement. Such legal actions must be instituted in the District Court, County of Clark State of Nevada, in any other appropriate court in that county, or in the Federal District Court in the appropriate district of Nevada. The nondefaulting party may also, at its option, cure the breach and sue in any court of proper jurisdiction to collect the reasonable costs incurred by virtue of curing or correcting the defaulting party's breach. Further, the nondefaulting party may file legal action to require the defaulting party to specifically perform the terms and conditions of this Agreement. Upon occurrence of an Event of Default by either the Owner or the Agency during the existence of this Agreement, the non-defaulting party, at its option, may institute an action for specific performance of the terms and obligations (including the payment of any monetary obligation) of this Agreement. During the existence of this Agreement and upon the occurrence of a Owner Event of Default, the Agency shall have the right to terminate, and this Agreement shall so terminate, the date that the written notice of termination is received by the Owner or such other date as may be specified in the written notice. In the event of termination of this Agreement by the Agency, the Owner agrees to return any and all Agency Funds heretofore paid to the Owner pursuant to the provisions of this Agreement within ten (10) calendar days after the termination date. Failure to return any and all Agency Funds paid to the Owner shall entitle the Agency to sue the Owner for specific performance as provided in this Section and to pursue the Agency's remedies, legal and equitable, for such damages as permitted by law.

## Exhibit A

SECTION 14: SUBSEQUENT AGENCY APPROVALS. Any approvals of the Agency required and permitted by the terms of this Agreement may be given by the Executive Director of the Agency or such other person that the Agency designates in writing.

SECTION 15: TERM. The term of this Agreement shall end upon the completion of all duties and obligations to be performed by each of the parties hereto.

SECTION 16: SEVERABILITY. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision shall be invalidated, it shall be deemed to be severed from this Agreement and the remaining provisions shall remain in full force and effect.

SECTION 17: GOVERNING LAW. The interpretation and enforcement of this Agreement shall be governed in all respects by the laws of the State of Nevada.

SECTION 18: NOTICES. Notices shall be in writing and shall be given by personal delivery, by deposit in the United States mail, certified mail, return receipt requested, postage prepaid, or by express delivery service, freight prepaid, in each case by delivery to the Owner and the Agency at the addresses set forth in this Agreement or at such other address as a party may designate in writing. The date notice given shall be the date on which the notice is delivered, if notice is given by personal deliver, or five (5) calendar days after the date of deposit in the mail or with an express delivery service, if the notice is sent through the United States mail.

SECTION 19: CAPTIONS. The captions contained in this Agreement are for the convenience of the parties and shall not be construed so as to alter the meaning of the provisions of the Agreement.

SECTION 20: ENTIRE AGREEMENT, WAIVERS AND AMENDMENTS. This Agreement is executed in three duplicate originals, each of which is deemed to be an original. This includes Attachment " 1 " through Attachment " 7 " inclusive, attached hereto and incorporated herein by reference, all of which constitute the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of Agency and the Owner and no waiver of one provision shall be construed as a waiver of that provision in the future or as a waiver of any other provision. All amendments hereto must be in writing and signed by the appropriate authorities of Agency and the Owner.

## Exhibit A

SECTION 21: TIME FOR AGENCY TO ACCEPT AGREEMENT. This Agreement has been approved on \_\_\_\_\_, 2013 by the City of Las Vegas Redevelopment Agency. The effective date of this Agreement shall be the date when this Agreement has been signed by the Agency ("Effective Date").

Date of Agency Approval:

\_\_\_\_\_, 2013.

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
CAROLYN G. GOODMAN, CHAIR  
"Agency"

ATTEST:

\_\_\_\_\_  
BEVERLY BRIDGES, MMC  
Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Counsel to the Agency                      Date

Michael Niarchos, Esq.  
Print Name

OWNER

By: \_\_\_\_\_  
Stephen G. Siegel  
Its: President

## **LIST OF ATTACHMENTS**

|                  |                                                         |
|------------------|---------------------------------------------------------|
| ATTACHMENT " 1 " | LEGAL DESCRIPTION OF THE PROPERTY                       |
| ATTACHMENT " 2 " | PROOF OF OWNERSHIP OR LEASEHOLD INTEREST                |
| ATTACHMENT " 3 " | FORM OF FAÇADE EASEMENT DEED                            |
| ATTACHMENT " 4 " | FORM OF BUILDING FAÇADE MAINTENANCE AGREEMENT           |
| ATTACHMENT " 5 " | SCOPE OF WORK AND TENTATIVE SCHEDULE OF<br>IMPROVEMENTS |
| ATTACHMENT " 6 " | DISCLOSURE OF PRINCIPALS                                |
| ATTACHMENT " 7 " | PARTICIPANT AFFIDAVIT & EMPLOYMENT PLAN                 |
| ATTACHMENT " 8 " | REAL PROPERTY OWNER CONSENT                             |

## **ATTACHMENT 1**

### **LEGAL DESCRIPTION OF THE PROPERTY**

Lots One (1), Two (2) and Three (3) in Block Twenty (20) of Resubdivision of Block 20 Ladd's Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 56, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the interest in and to the Southwesterly Five (5) Feet of said land as conveyed to the State of Nevada, for Roads and Incidental purposes by deed recorded March 23, 1942 in Book 30 of Deeds, Pages 162-163 as Document No. 135783.

Attachment 2

A.P.N.: 139-35-310-030, 139-35-311-002, 139-35-314-001, 139-35-314-023  
R.P.T.T.: \$19,635.00

Escrow #12-09-1123-KR

Mail tax bill to and  
When recorded mail to:  
Fremont LV Holdings, LLC, a Nevada limited liability  
company  
3790 Paradise Road, Suite 250  
Las Vegas, NV 89169

Inst #: 201302150003117  
Fees: \$20.00 N/C Fee: \$25.00  
RPTT: \$19635.00 Ex: #  
02/15/2013 02:41:40 PM  
Receipt #: 1500085  
Requestor:  
NEVADA TITLE LAS VEGAS  
Recorded By: LEX Pgs: 5  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH,** That **SP Freemont LLC**, a Delaware **limited-liability company**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Fremont LV Holdings, LLC**, a Nevada **limited-liability company**, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".**

**SUBJECT TO:**

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

A.P. N.: 139-35-310-030, 139-35-311-002, 139-35-314-001, 139-35-314-023  
R.P.T.T.: \$19,635.00

Escrow #12-09-1123-KR

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When recorded mail to:  
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company  
3790 Paradise Road, Suite 250  
Las Vegas, NV 89169

## **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH**, That **SP Freemont LLC**, a Delaware **limited-liability company**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Fremont LV Holdings, LLC**, a Nevada **limited-liability company**, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".**

**SUBJECT TO:**

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 28 day of JAN, 20.

SP Freemont LLC, a Delaware limited-liability company

Capital, L.P.,  
By: Silver Point Capital, L.P., its Manager

By: [Signature]  
Michael A. Gatto, Authorized Signatory  
Michael A. Gatto

State of A }  
County of Fairfield } ss:

This instrument was acknowledged before me on

2/26/13

by Michael A. Gatto as Authorized Signatory

of Silver Point Capital, L.P. as Manager of SP Freemont LLC, a Delaware limited-liability company

[Signature]  
NOTARY PUBLIC  
My Commission Expires:

Lisa Orlando

LISA ORLANDO  
NOTARY PUBLIC OF CONNECTICUT  
My Commission Expires 6/30/2017

Exp. 6/30/17

**EXHIBIT "A"**

**PARCEL I: (APN 139-35-310-030)**

LOTS ONE (1) AND TWO (2) IN BLOCK TEN (10) OF LADD'S ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 2, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTHEASTERLY FIVE (5) FEET AND A SPANDREL AREA IN THE NORTHWEST CORNER AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED MAY 25, 1978 IN BOOK 892 AS DOCUMENT NO. 851773.

**PARCEL II A: (APN 139-35-314-001)**

LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK ONE (1) OF MAYFAIR TRACT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTHEASTERLY 5.00 FEET OF SAID LAND, AS CONVEYED TO THE STATE OF NEVADA, FOR HIGHWAY AND INCIDENTAL PURPOSES IN DEED RECORDED MARCH 28, 1942 IN BOOK 30 OF DEEDS, PAGES 185-186 AS DOCUMENT NO. 136422 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**PARCEL II B: (APN 139-35-314-023)**

UTILITY LOT, BLOCK ONE (1) OF MAYFAIR TRACT NO. 1, TOGETHER WITH THAT PORTION OF THE PLANTING STRIP AS INDICATED ON THE PLAT OF MAYFAIR TRACT NO. 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LYING SOUTH OF THE EAST AND WEST ALLEY IN BLOCK ONE (1) OF SAID TRACT AND NORTH OF LOT FIFTEEN (15) IN SAID BLOCK ONE (1) AND LYING BETWEEN THE EAST LINES OF LOTS FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17) AND THE WEST LINE OF THE UTILITY LOT IN SAID BLOCK ONE (1) AND LYING BETWEEN A PORTION OF THE NORTH LINE OF LOT TWENTY-FOUR (24) IN SAID BLOCK ONE (1) AND SAID UTILITY LOT AND LYING BETWEEN THE NORTHWESTERLY LINES OF LOTS TWENTY-FIVE (25), TWENTY-SIX (26) AND TWENTY-SEVEN (27) IN SAID BLOCK ONE (1) AND THE SOUTHEASTERLY LINE OF SAID UTILITY LOT AND LYING BETWEEN THE WESTERLY LINE OF LOT TWENTY-EIGHT

(28) IN SAID BLOCK ONE (1) AND THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE EAST AND WEST ALLEY IN SAID BLOCK AND THE EASTERLY LINE OF SAID UTILITY LOT.

**PARCEL III:** (APN 139-35-311-002)

LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK TWENTY (20) OF RESUBDIVISION OF BLOCK 20 LADD'S ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 56, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTHWESTERLY FIVE (5) FEET OF SAID LAND AS CONVEYED TO THE STATE OF NEVADA, FOR ROADS AND INCIDENTAL PURPOSES BY DEED RECORDED MARCH 23, 1942 IN BOOK 30 OF DEEDS, PAGES 162-163 AS DOCUMENT NO. 135783.

**EXHIBIT A  
of Attachment 2**

**DESCRIPTION OF THE FAÇADE EASEMENT AREA**

Facade Easement Area: The area consisting of the building face of said building, which is set-back from the northern boundary of East Fremont Street and the eastern boundary of North 14<sup>th</sup> Street, including the areas consisting of the building face is the eastern and northern boundary of the property, as described in "*Attachment 1 – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, landscaping, parking area and other architectural projections.

The Façade Easement granted herein shall terminate five (5) years from the date of execution of the recordation of this Façade Easement Deed without further action upon the City of Las Vegas Redevelopment Agency.

## ATTACHMENT 3

### FORM OF FACADE EASEMENT DEED

APN: 139-35-311-002

RECORDING REQUESTED BY

CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY

AND WHEN RECORDED RETURN TO:

City of Las Vegas Redevelopment Agency  
495 South Main Street, 6<sup>th</sup> Floor  
Las Vegas, NV 89101  
ATTN: Operations Officer

---

### FACADE EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged Fremont LV Holdings, LLC ("Grantor"), does hereby grant to the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body, corporate and politic ("Grantee"), a nonexclusive facade easement (the "Facade Easement") in gross on and upon a portion of the real property described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"). The precise description of the area of the facade easement is described in Exhibit B attached hereto and incorporated hereby by reference (the "Facade Easement Area").

1. Grantee is responsible for carrying out the respective Redevelopment Plan for the City of Las Vegas Redevelopment Area (the "Redevelopment Area") for which the property is located. In furtherance of the Redevelopment Plans, Grantor and Grantee entered into a Commercial Visual Improvement Agreement and Grant of Facade Easement dated \_\_\_\_\_ (the "CVIP Agreement") which required the Grantor to improve the facades(s) of the building(s) on the Property in accordance with the CVIP Agreement and Grantee's Commercial Visual Improvement Guidelines.

2. Grantor shall maintain the Property and the Facade Easement Area in accordance with the Facade Easement Agreement, including without limitation, the provisions set forth in the Building Façade Maintenance Agreement, recorded against the Property by separate instrument. Grantor agrees that all material future changes to the exterior surface of the facades of the building that has been improved on the Property shall be subject to the approval of the Grantee, which approval shall not be unreasonably withheld. This covenant shall run with the land until five (5) years from the date this Facade Easement Deed is recorded against the Property.

3. Grantee may use the Facade Easement for the purpose of ensuring the repair and maintenance of the Facade Easement Area, including the Facade Improvements to be constructed thereon, in accordance with the Facade Easement Agreement.

4. The Facade Easement shall include ancillary rights of ingress and egress over any portion of the Property that is necessary in order to repair and maintain the Facade Improvements located on and within the Facade Easement Area.

5. Grantor covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, ancestry, age, sexual preference, physical handicap or medical condition in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall Grantor or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

6. The Grantee shall not use or exercise any right granted by the Facade Easement or do anything in a manner that will damage or impair the Facade Easement Area or the structural integrity of the building.

7. In the event of a violation of this Agreement by Grantor, the Grantee may, following reasonable notice to Grantor and after allowing thirty (30) days to correct said violation, institute a suit to enjoin such violation and to require the restoration of the Facade Improvements to their prior condition. In the alternative, the Grantee may enter upon the Property, correct any such violation and hold the Grantor and, his or her heirs, successors and assigns, responsible for the costs thereof in accordance with the Facade Easement Agreement and Building Facade Maintenance Agreement.

8. The Facade Easement granted herein shall terminate on the date which is five (5) years from the date of recordation of this Facade Easement Deed.

9. Grantor shall have the option to repurchase the Facade Easement granted herein (the "Option") from the Grantee pursuant to the terms and conditions set forth hereunder.

- a. Option Term. The term of the Option (the "Option Term") shall commence thirty (30) days after recordation of the Facade Easement Deed and shall continue until five (5) years from the date of the recordation of this Facade Easement Deed. In order to exercise the Option, the Grantor must give sixty (60) days written notice to the Grantee that it wishes to exercise the Option.
- b. Repurchase Price. If the Grantor exercises the Option, the Grantee agrees to sell and the Grantor agrees to repurchase the Facade Easement in an amount equal to the unamortized portion of the Purchase Price amortized on a straight-line basis

over five (5) years. The Amortization Schedule is set out in Exhibit C, attached hereto and incorporated herein (the "Amortization Schedule").

- c. Title, Escrow and Closing Costs. The Owner shall pay for all title, escrow and closing costs and fees associated with the repurchase of the Facade Easement. The Owner and Agency shall cooperate in good faith and execute such documents and take such actions as may be necessary to effectuate such repurchase.

10. The obligations and benefits imposed and granted in this Facade Easement Deed shall be binding on Grantor and all successor owners of the Property and inure to the benefit of the Grantee, its successors and assigns and are intended to run with the land.

11. The provisions of this Facade Easement Deed may be amended or terminated in full only by a written agreement between the Grantor and Grantee.

12. Nothing contained in this Facade Easement Deed shall be deemed to be a gift or dedication of any portion of Property to the general public or for the general public for any public purpose whatsoever, it being the intention of the parties to this Facade Easement Deed that the Facade Easement shall be strictly limited to and for the purposes expressed in this Facade Easement Deed.

13. This declaration shall be governed by and construed in accordance with the laws of the State of Nevada.

14. The Facade Easement granted herein shall be binding on and inure to the benefit of the successors and assigns of the parties and are intended to bind and burden the Property described in Exhibit A.

...  
...  
...

IN WITNESS WHEREOF, Grantor has executed this Facade Easement Deed as of this  
\_\_\_\_ day of \_\_\_\_\_, 2013.

OWNER

By: \_\_\_\_\_  
Stephen G. Siegel

Its: President  
"GRANTOR"

ACCEPTED AND AGREED TO:

CITY OF LAS VEGAS REDEVELOPMENT  
AGENCY

By: \_\_\_\_\_  
CAROLYN G. GOODMAN

Its: CHAIR  
"GRANTEE"

ATTEST:

\_\_\_\_\_  
BEVERLY BRIDGES, MMC  
Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Counsel to the Agency                      Date

Michael Niarchos, Esq.  
Print Name

ACKNOWLEDGMENTS

STATE OF NEVADA     )  
                                  )ss.  
COUNTY OF CLARK    )

      This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2013 by STEPHEN G. SIEGEL as President of Fremont LV Holdings, LLC.

\_\_\_\_\_  
Notary Public in and for said County and  
State

STATE OF NEVADA     )  
                                  )ss.  
COUNTY OF CLARK    )

      This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2013 by CAROLYN G. GOODMAN as Chair of the City of Las Vegas Redevelopment Agency.

\_\_\_\_\_  
Notary Public in and for said County and  
State

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

Lots One (1), Two (2) and Three (3) in Block Twenty (20) of Resubdivision of Block 20 Ladd's Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 56, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the interest in and to the Southwesterly Five (5) Feet of said land as conveyed to the State of Nevada, for Roads and Incidental purposes by deed recorded March 23, 1942 in Book 30 of Deeds, Pages 162-163 as Document No. 135783.

## **EXHIBIT B**

### **DESCRIPTION OF THE FACADE EASEMENT AREA**

Facade Easement Area: The area consisting of the building face of said building, which is set-back from the northern boundary of East Fremont Street and the eastern boundary of North 14<sup>th</sup> Street, including the areas consisting of the building face is the eastern and northern boundary of the property, as described in “*Attachment 1 – Legal Description of the Property*” and other public areas, including all exterior wall planes, window, doors, fascias, awnings, landscaping, parking area and other architectural projections.

The Façade Easement granted herein shall terminate five (5) years from the date of execution of the recordation of this Façade Easement Deed without further action upon the City of Las Vegas Redevelopment Agency.

## EXHIBIT C

### FORM OF FAÇADE EASEMENT REPURCHASE PRICE AMORTIZATION SCHEDULE

1. Amount of Purchase Price: \$50,000.00 (Maximum)
2. Repurchase Price based on unamortized portion of Purchase Price amortized on straight-line basis over five (5) years as follows:

Anytime during first year: \$50,000.00

Anytime during second year: \$40,000.00

Anytime during third year: \$30,000.00

Anytime during fourth year: \$20,000.00

Anytime during fifth year: \$10,000.00

After five full years from recordation  
of the Façade Easement Deed: \$0.00

## ATTACHMENT 4

### FORM OF BUILDING FAÇADE MAINTENANCE AGREEMENT

APN: 139-35-311-002

RECORDING REQUESTED BY

CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY

AND WHEN RECORDED RETURN TO:

City of Las Vegas Redevelopment Agency  
495 South Main Street, 6<sup>th</sup> Floor  
Las Vegas, NV 89101  
ATTN: Operations Officer

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### **BUILDING FACADE MAINTENANCE AGREEMENT**

**THIS AGREEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Fremont LV Holdings, LLC, hereinafter referred to as "Owner" and the CITY of LAS VEGAS REDEVELOPMENT AGENCY, a public body, corporate and politic, hereinafter referred to as "Agency" with reference to the following facts:

**WHEREAS**, Owner is the owner of that real property ("the Property") in the City of Las Vegas, County of Clark, State of Nevada, legally described in Exhibit "A" attached hereto by this reference, commonly known as 1401 Fremont Street, Las Vegas, Nevada and currently designated as Assessor's Parcel Nos. 139-35-311-002; and

**WHEREAS**, the Property is located within a City of Las Vegas Redevelopment Area (the "Redevelopment Area"), and in furtherance of the Redevelopment Plans for the Redevelopment Areas, the Agency approved a Commercial Visual Improvement Program (the "Commercial VIP") for the purpose of revitalization and elimination of blighting influences in the Redevelopment Areas; and

**WHEREAS**, Owner has rehabilitated the facades of the Property facing the Facade Easement Area: The area consisting of the building face of said building, which is set-back from the northern boundary of East Fremont Street and the eastern boundary of North 14<sup>th</sup> Street, including the areas consisting of the building face is the eastern and northern boundary of the property, as described in "*Attachment 1 – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, landscaping, parking area and other architectural projections.

Agency purchased a Facade Easement for the Property (hereinafter "the Facade Easement") which ensures that the building facades on the Property will be preserved in a manner consistent with the Commercial Visual Improvement Agreement and Grant of Facade Easement dated \_\_\_\_\_ (the "CVIP Agreement"); and

**WHEREAS**, by the terms of said Façade Easement, Owner is required to enter into an agreement for a period of five (5) years giving the Agency authority to lien the Property to ensure that the façade(s) covered by the Façade Easement, legally described in Exhibit "B" attached hereto (the "Façade Easement Area"), will be diligently maintained and that violations will be corrected promptly; and

**WHEREAS**, this agreement is entered into to ensure that the Property is maintained because both parties recognize that diligent maintenance is an integral part of preservation of the Property and one of the considerations for Agency's purchase of the Façade Easement;

**NOW, THEREFORE, IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:**

1. Purpose. The purpose of this agreement is to ensure diligent maintenance of the building facades on the Property facing public streets and/or alleys, the Façade Easement Area, in accordance with the plans approved by the City of Las Vegas Office of Redevelopment Agency and any other City of Las Vegas department that may have issued approvals and/or permits as of the date of this agreement, or as may be otherwise approved by City during the term of this agreement. Copies of the plans for the Façade Easement Area required to be maintained under this agreement and which are incorporated herein by this reference, are on file with the City of Redevelopment Agency, c/o Economic and Urban Development, 495 South Main Street, 6<sup>th</sup> Floor, Las Vegas, NV 89101.
2. Duty to Maintain Property. Owner covenants and agrees, for itself, its lessees, successors and assigns during the term of this agreement to diligently maintain and care for the Façade Easement Area in accordance with the plans approved by Agency. "Diligent maintenance" is persistent upkeep which employs the standard of care necessary to meet all requirements of applicable local ordinances and regulations and standards of workmanship in accordance with the generally accepted standards for maintenance observed by comparable uses located within the City of Las Vegas. In particular, Owner covenants that:
  - a) All exterior building facades shall be maintained, repaired, or used in accordance with the City of Las Vegas Building Code and the plans approved by, any and all, appropriate City of Las Vegas department(s) as of the date of this agreement, or as may be otherwise approved by Agency during the term of this agreement.
  - b) The exterior of the buildings and structures shall have effective weatherproofing and waterproofing, including non-deteriorated paint, uncracked or unbroken plaster, sound siding, sealing of doors and windows and adequate and approved roof covering.
  - c) All exterior doors, door hardware, handles, locksets and latchsets shall be in safe and operable condition, free of cracks, splits, holes, inadequate fastening and warpage.

- d) All windows shall be secure, well sealed, unbroken, and with undamaged frames. No window bars, grills or grates of any kind shall be installed without the express approval of the City of Las Vegas Department of Building and Safety.
  - e) All exterior lighting, including but not limited to security, carport, stairway or balcony, and building lighting, must be operable at all times as required by the City of Las Vegas Building Code.
3. Agency's Right to Cure Owner's Default. Owner shall be in default of this agreement if Owner breaches any of the Owner's obligations under Paragraph 2 above, and the breach is not cured within thirty (30) days (or such longer period as may be specified in the Notice of Breach) after the Agency gives notice ("Notice of Breach") to the Owner of the failure to perform, which Notice of Breach shall specify in reasonable detail the conditions constituting the breach. The Agency's Executive Director ("Director") (or, if that position no longer exists, an Agency official with comparable duties) or the Director's designee may impose conditions on any extension of time to cure the breach, which conditions may include but are not limited to (i) requiring Owner to post a cash deposit or surety bond in the amount of the estimated cost of curing the breach or default, and (ii) requiring that Owner commence curing the breach or default by a specified date and thereafter diligently and in good faith continue to cure the breach until completion of the cure.
- In the event of default, in addition to any other remedies available to Agency at law or in equity, Agency in its sole and absolute discretion may enter the Property and cure the default at Owner's cost at any time after giving not less than thirty (30) days' notice ("Notice of Default") to Owner, which Notice of Default shall state the Agency's intent to enter the Property and shall specify in reasonable detail the work or correction the Agency intends to perform.
4. Hold Harmless. Owner shall waive any and all claims for damage or loss as a result of Agency's entry onto the Property. Owner shall defend, indemnify and hold harmless Agency, its employees, officers, agents and contractors from and against any and all liability, loss, expense, including reasonable attorney's fees or claims for injury or damage caused by or as a result of the Agency, its employees, officers, agents or contractors entry onto the Property. Notwithstanding the foregoing, the above waiver and indemnity shall not apply with respect to any negligent acts or omissions or willful misconduct by the Agency, its employees, officers, agents and/or contractors.
5. Agency's Cost of Cure. If Agency, acting through its own employees or through its contractors, enters the Property and cures the breach or default, Agency shall perform the work in a reasonably efficient, cost effective and competitively priced manner. The cost of curing the default shall be due and payable within ten (10) days after delivery of an invoice to Owner, and if paid at a later date shall bear interest at the rate of 10% per annum from the date of the invoice until Agency is reimbursed by Owner. Any warranties provided by Agency's contractors shall be assigned to Owner upon Owner's payment in full of the amounts due hereunder.
6. Additional Remedies. The Agency, in addition to the collection procedure set forth above in paragraph 4, may make the cost incurred in maintaining the Property a lien upon the Property by recording a notice with the Clark County Recorder. The lien may also include

any and all costs incurred in recording the lien. The notice shall state that the Agency has incurred maintenance costs under the terms of this agreement and shall state the amount, together with a statement that it is unpaid. Such lien shall be immediately released upon Owner's payment of said costs.

7. Notices. Notices required or permitted to be given under the terms of this agreement shall be served personally, or by certified mail, return receipt requested, or by overnight courier, addressed as follows:

AGENCY: CITY OF LAS VEGAS REDEVELOPMENT AGENCY  
495 South Main Street, 6<sup>th</sup> Floor  
Las Vegas, NV 89101  
Attn: Operations Officer

OWNER: FREMONT LV HOLDINGS, LLC  
3790 Paradise Rd, Suite 250  
Las Vegas, NV 89169  
Attn: Stephen G. Siegel

and, in the event that Owner hereafter conveys Property, to each successive Owner as shown on the tax rolls for Clark County.

8. Property Owner. If Owner conveys, grants or transfers the Property or a portion thereof to another, such grantee or transferee shall be responsible for complying with the terms and conditions of this agreement as to the Property or as to that portion thereof so conveyed and Owner shall have no further obligation hereunder as to said Property or that portion thereof. If Owner leases the Property or any portion thereof to another, the lease shall provide for Owner's right of entry to perform Owner's obligations under this agreement. The lease also shall provide for Agency's right of entry to inspect the Property for compliance with this agreement and in the event of breach to perform required maintenance in accordance with the procedure set forth in Paragraph 3. Owner shall advise the Executive Director of the Agency in writing of any changes in address of Owner and of the names and addresses of any subsequent owners of the property or any portion thereof.

9. Miscellaneous Terms and Provisions.

- a) If any provision of this agreement is adjudged invalid, the remaining provisions of it are not affected.
- b) Notice to Agency or Owner shall be considered to have been given when sent in the manner and to the addresses stated in Paragraph 6 above.
- c) This writing contains a full, final and exclusive statement of the agreement of the parties.

- d) By executing this agreement Owner, on its behalf and on behalf of any successor in interest, authorizes and grants to Agency or to Agency's agent, permission with 48 hours advance notice to enter upon the Property subject to this agreement to perform inspections of the façade improvements or to perform any work authorized by this agreement in the event of breach by Owner of any covenant set forth in Paragraphs 2 above. However, the Agency shall coordinate the time of such inspections with the Owner in order to minimize the disruption of business or inconvenience to the Owner's customers.

- 10. Recordation: Covenant Running With the Land for Five Years. Upon recordation of the Façade Easement Deed and execution of this agreement by both parties, the Agency shall record this agreement with the Clark County Recorder's Office. Agency shall provide Owner a copy of the agreement showing the Recorder's stamp.

This agreement pertains to that area of the Property covered by the Façade Easement, and shall run with the land for a period of five (5) years from the date of recordation, including a period of time after the expiration of the Façade Easement. This agreement binds the successors in interest of each of the parties to it.

- 11. Priority of Mortgage Lien. No breach of the covenants, conditions or restrictions of this agreement shall defeat or render invalid the lien or charge or any first mortgage or deed of trust made in good faith and for value encumbering the Property, but all of said covenants, conditions and restrictions shall be binding upon and effective against any successor to the Owner whose title is derived through foreclosure or trustee's sale, or otherwise, with respect to the Property.
- 12. Attorneys' Fees. If any party to this agreement resorts to a legal action to enforce any provision of this agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to any other relief to which it may be entitled. This provision applies to the entire agreement.
- 13. Estoppels Certificate. Upon written request by Owner or a subsequent owner, Agency shall promptly execute and deliver an estoppels certificate, in a form reasonably approved by the Agency, addressed as indicated in the request, stating that the property is in compliance with this agreement, or not, and stating the amount of any outstanding fees or charges.

...  
...  
...

**IN WITNESS WHEREOF**, the parties have executed this agreement on the day and year set forth above.

OWNER

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: Stephen G. Siegel  
Title: President

CITY OF LAS VEGAS REDEVELOPMENT AGENCY,  
a public body, corporate and politic

By: \_\_\_\_\_ Date: \_\_\_\_\_  
CAROLYN G. GOODMAN  
CHAIR

ATTEST:

\_\_\_\_\_  
BEVERLY BRIDGES, MMC  
Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Counsel to the Agency Date

Michael Niarchos, Esq.  
Print Name

## ACKNOWLEDGMENTS

STATE OF NEVADA    )  
                                  )ss.  
COUNTY OF CLARK    )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2013 by STEPHEN G. SIEGEL as President of Fremont LV Holdings, LLC.

\_\_\_\_\_  
Notary Public in and for said County and  
State

STATE OF NEVADA    )  
                                  )ss.  
COUNTY OF CLARK    )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2013 by CAROLYN G. GOODMAN as Chair of the City of Las Vegas Redevelopment Agency.

\_\_\_\_\_  
Notary Public in and for said County and  
State

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY**

Lots One (1), Two (2) and Three (3) in Block Twenty (20) of Resubdivision of Block 20 Ladd's Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 56, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the interest in and to the Southwesterly Five (5) Feet of said land as conveyed to the State of Nevada, for Roads and Incidental purposes by deed recorded March 23, 1942 in Book 30 of Deeds, Pages 162-163 as Document No. 135783.

## **EXHIBIT B**

### **DESCRIPTION OF THE FACADE EASEMENT AREA**

Facade Easement Area: The area consisting of the building face of said building, which is set-back from the northern boundary of East Fremont Street and the eastern boundary of North 14<sup>th</sup> Street, including the areas consisting of the building face is the eastern and northern boundary of the property, as described in "*Attachment 1 – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, landscaping, parking area and other architectural projections.

The Façade Easement granted herein shall terminate five (5) years from the date of execution of the recordation of this Façade Easement Deed without further action upon the City of Las Vegas Redevelopment Agency.

## ATTACHMENT 5

### SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS

| <u>Work Item</u>                            | <u>Cost</u>        |
|---------------------------------------------|--------------------|
| Exterior Signage                            | \$64,925.00        |
| Exterior Parking Lot Asphalt                | \$9,542.50         |
| Landscaping                                 | \$13,310.00        |
| Exterior Landings, Walkways and Decks       | \$17,365           |
| <hr/>                                       |                    |
| Subtotal                                    | \$105,142.50       |
| <hr/>                                       |                    |
| TOTAL ESTIMATED PROJECT COSTS               | \$105,142.50       |
| <hr/>                                       |                    |
| Estimated CVIP Grant                        | \$50,000.00        |
| <u>plus Contingency</u>                     | <u>\$00.00</u>     |
| <b>Maximum Reimbursement for CVIP Grant</b> | <b>\$50,000.00</b> |

Note – Items in bold are “Pre-approved Qualified Exterior Improvements”

#### Schedule of Improvements

Work will begin 30 days after approval of Agreement and should be complete within 120 days, depending on contractor's work schedule/work load.

# VIP Disclosure of Ownership/Principals

Attachment 6

Please Print Legibly

Real Property - Page 1 of 2

## VIP Contracting Entity Information

Name Fremont LV Holdings, LLC  
Mailing Address 3790 Paradise Road, Suite 250, Las Vegas, NV 89169  
Business Phone 702-947-8330  
Tax ID or Social Security Number 80-0840582

## Ownership Interest

Estate in Severalty ☒ Tenancy in Common \_\_\_\_\_ Joint Tenancy \_\_\_\_\_

## Disclosure of Ownership/Principals

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the real property.

| Full Name & Title                                             | Business Address                                          | Business Phone |
|---------------------------------------------------------------|-----------------------------------------------------------|----------------|
| Bernard & Polly S. Eshel Trust                                | 10517 Ilona Avenue, Los Angeles, CA 90064                 |                |
| Benning Management Group, Inc,<br>401K Profit Sharing Plan    | 23060 Park Dulce, Calabasas, CA 91302                     |                |
| Martin & Kellee Levy                                          | 16255 Ventura Blvd., Suite 320, Encino, CA 91436          |                |
| Singer Family Trust                                           | 25325 Prado De Los Gansos, Calabasas, CA 91302            |                |
| Innocreative Capital, LLC                                     | 25334 Prada De La Felicidad, Calabasas, CA 91302          |                |
| Scott A. Zimmerman & Kimberly J. Zimmerman<br>Revocable Trust | 26031 Tennyson Lane, Stephenson Ranch, CA 91381           |                |
| The Scott W. Onasch Family                                    | 7868 Deering Avenue, Canoga Park, CA 91304                |                |
| Jason Bender                                                  | 25465 Prado De Los Calabazas, Calabasas, CA 91302         |                |
| The LJ Living Trust II                                        | 909 15th Street, Hermosa Beach, CA 90254                  |                |
| Lee Miller IRA                                                | 16633 Ventura Blvd., Suite 500, Encino, CA 91436          |                |
| Adam Kaufman IRA                                              | 21600 Oxnard Street, Suite 1120, Woodland Hills, CA 91367 |                |
| Gregory Hunt IRA                                              | 21600 Oxnard Street, Suite 1120, Woodland Hills, CA 91367 |                |

## Additional Ownership/Principals

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the *number of sheets*: 1



# VIP Disclosure of Ownership/Principals

Please Print Legibly

Real Property - Page 2 of 2

## Alternative Disclosure of Ownership/Principal

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this certificate in lieu of providing the information set forth on the previous page. A description of such disclosure documents must be included below.

Name of Attached Document \_\_\_\_\_

Date of Attached Document \_\_\_\_\_

Number of Pages \_\_\_\_\_

## Certification of Disclosure of Ownership/Principal - Real Property

I certify, under penalty of perjury, that all the information provided in this certificate is current, complete and accurate.

Fremont, LLC, By: The Siegel Group Nevada, Inc., Its: Manager

Signature \_\_\_\_\_

Date July 5, 2013 \_\_\_\_\_

State of Nevada

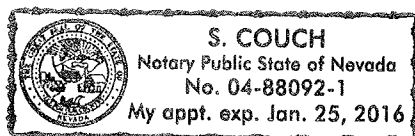
County of Clark

This instrument was acknowledged before me on

July 5, 2013 (date) by

Stephen G. Siegel, President (name of person)

[Signature]  
Notary Public



# VIP Disclosure of Ownership/Principals

Please Print Legibly

Business - Page 1 of 2

## VIP Contracting Entity Information

Name Fremont LV Holdings, LLC  
Mailing Address 3790 Paradise Road, Suite 250, Las Vegas, NV 89169  
Business Phone 3790 Paradise Road, Suite 250, Las Vegas, NV 89169  
Tax ID or Social Security Number 80-0840582

## Type of Business

Sole Proprietor \_\_\_\_\_ Partnership \_\_\_\_\_ Limited Liability Company ☒ Corporation \_\_\_\_\_

## Disclosure of Ownership/Principals

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the business.

| Full Name & Title                                             | Business Address                                          | Business Phone |
|---------------------------------------------------------------|-----------------------------------------------------------|----------------|
| Bernard & Polly S. Eshel Trust                                | 10517 Ilona Avenue, Los Angeles, CA 90064                 |                |
| Benning Management Group, Inc,<br>401K Profit Sharing Plan    | 23060 Park Dulce, Calabasas, CA 91302                     |                |
| Martin & Kellee Levy                                          | 16255 Ventura Blvd., Suite 320, Encino, CA 91436          |                |
| Singer Family Trust                                           | 25325 Prado De Los Gansos, Calabasas, CA 91302            |                |
| Innocreative Capital, LLC                                     | 25334 Prada De La Felicidad, Calabasas, CA 91302          |                |
| Scott A. Zimmerman & Kimberly J. Zimmerman<br>Revocable Trust | 26031 Tennyson Lane, Stephenson Ranch, CA 91381           |                |
| The Scott W. Onasch Family Trust                              | 7868 Deering Avenue, Canoga Park, CA 91304                |                |
| Jason Bender                                                  | 25465 Prado De Los Calabazas, Calabasas, CA 91302         |                |
| The LJ Living Trust II                                        | 909 15th Street, Hermosa Beach, CA 90254                  |                |
| Lee Miller IRA                                                | 16633 Ventura Blvd., Suite 500, Encino, CA 91436          |                |
| Adam Kaufman IRA                                              | 21600 Oxnard Street, Suite 1120, Woodland Hills, CA 91367 |                |
| Gregory Hunt IRA                                              | 21600 Oxnard Street, Suite 1120, Woodland Hills, CA 91367 |                |

## Additional Ownership/Principals

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made.

If continuation sheets are attached, please indicate the *number of sheets*: 1



# VIP Disclosure of Ownership/Principals

Please Print Legibly

Business - Page 2 of 2

## Alternative Disclosure of Ownership/Principal

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this certificate in lieu of providing the information set forth on the previous page. A description of such disclosure documents must be included below.

Name of Attached Document \_\_\_\_\_

Date of Attached Document \_\_\_\_\_

Number of Pages \_\_\_\_\_

## Certification of Disclosure of Ownership/Principal - Business

I certify, under penalty of perjury, that all the information provided in this certificate is current, complete, and accurate.

Fremont, NV Holdings, LLC, By: The Siegel Group Nevada, Inc., Its: Manager

Signature \_\_\_\_\_

Date July 5, 2013 \_\_\_\_\_

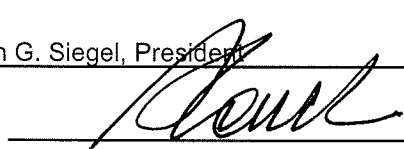
State of Nevada

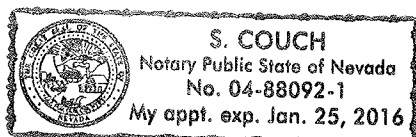
County of Clark

This instrument was acknowledged before me on

July 5, 2013 (date) by

Stephen G. Siegel, President (name of person)

  
Notary Public



STATE OF NEVADA    }  
                                  } ss:  
COUNTY OF CLARK    }

I, Stephen G. Siegel, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, or sole proprietor of the Fremont LV Holdings, LLC, a company duly organized in the State of Nevada as a LLC, (Corporation/LLC/Sole Proprietorship). The Participant is seeking the assistance of the city of Las Vegas Redevelopment Agency ("Agency") for making improvements to the property at 1401 Fremont Street ("Site"), as more particularly described by the VIP agreement ("Agreement") being contemplated by the city of Las Vegas Redevelopment Agency at its public hearing to be held on \_\_\_\_\_.

2. I hereby warrant that I either own the site, or have a leasehold interest in the site for a minimum of five years subsequent to the effective date of this agreement.

Assistance from the Agency will allow me to make improvements to the site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check one or more):

- a. Encourage the creation of new business or other appropriate development; ☒
- b. Create jobs or other business opportunities for nearby residents; ☐
- c. Increase local revenues from desirable sources; ☒
- d. Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located; ☒
- e. Possess attributes that are unique, either as to type of use or level of quality and design; ☐
- f. Require for their construction, installation or operation the use of qualified and trained labor; ☒ and
- g. Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency. ☒

3. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) as checked by the Participant:

- a. An inducement for new businesses to locate or existing businesses to remain within the redevelopment area in which the business would ordinarily choose to locate outside the redevelopment area if the grant were not provided. Evidenced by a "but for" letter or statement from the business owner; ☐ or
- b. There is a public objective and/or requirement that is more stringent and/or costly to undertake than a business would ordinarily embark upon. Evidenced by state or city ordinance. ☐ or
- c. There has been a lack of rehabilitation in the area and it is deemed unreasonable for the business to invest in improving the area unless the grant is provided. Evidenced by photographs of the immediate surrounding area displaying the slum and blight. ☒ or
- d. The exterior improvements to the property or business do not have a direct affect on revenues therefore making such an investment is not deemed acceptable by a customary financial institution. Evidenced by a denial letter from a financial institution. ☐ or



# VIP Participant Affidavit and Employment Plan

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Page 2 of 2

- e. The visual improvement of the property or addition of the business to the area is so dramatic that it is a catalyst for economic development in the area. Evidenced by a positive economic impact analysis. ☐

Participant agrees to submit to the Agency its documentation which evidences that no reasonable means of financing are available to the Participant.

4. Participant hereby warrants the following:

- a. The property on which the project is situated is free of all Mechanic's Liens at the time of application. JS (initial)
- b. The applicant has no current bankruptcy proceedings, or past bankruptcy proceedings, whether corporate or personal, within the past five years. JS (initial)
- c. The applicant has no past-due federal, state, county or city of Las Vegas tax bills at the time of application. JS (initial)
- d. The applicant has no past-due bills or debts payable to the city of Las Vegas or the Redevelopment Agency. JS (initial)

5. Participant hereby acknowledges that existing opportunities for employment within the surrounding neighborhood of the redevelopment project are limited for neighborhood residents. Most residents must travel outside the neighborhood to find employment opportunities outside the redevelopment area, via public transportation or personal vehicles. Of the existing businesses within the neighborhood, many are family owned and have been in business for a long time. These existing businesses are not in an expansion mode and are not likely to employ neighborhood residents.

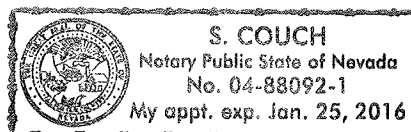
Furthermore, the project will help facilitate the continued expansion of employment opportunities by setting an example to other property/business owners to renovate their property/business and help create more employment opportunities through an expansion of business and renovation of vacant storefronts. The Project will allow neighborhood residents to apply for those positions (when available) for which they are qualified for as an employment opportunity. Appropriate measures will be taken to ensure that the neighborhood is aware of any job opportunities available from the business.

DATED this 5th day of July, 2013,  
Fremont LV Holdings, LLC, By: The Siegel Group Nevada, Inc., Its: Manager

Authorized Signature: Stephen G. Siegel, President

SIGNED AND SWORN TO before  
me this 5th day of July, 2013, by Stephen G. Siegel, President

NOTARY PUBLIC  
My Commission Expires: 01/25/2016



CITY OF LAS VEGAS REDEVELOPMENT AGENCY



