

June 19, 2024

Pre Rancho Craig LLC

Attention: Daniel Sullivan
One Marina Park Drive Suite 1500
Boston, MA 02210

**Subject: Request for Permission-to-Grade on Assessor's Parcel Number (APN) 138-02-715-017
for a Children's Day Care (APN) 138-02-715-015**

To Whom it may concern,

On behalf of our Client, Jerrico Holdings Las Vegas LLC, we respectfully request Permission-to-Grade within Assessor's Parcel Number (APN) 138-02-715-017. The Permission-to-Grade is required due to the City of Las Vegas Fire Department requiring a temporary fire truck turnaround for fire access. The temporary fire truck access will be graded to a Type II surface without any curb or pavement. This turnaround would be a temporary condition utilized by the fire department until Parcel (APN) 138-02-715-015 is under construction. Once developed the turnaround may be removed and the fire access shall be in accordance with the approved plans. Since the parcels are contained in a Commercial Sub-Division, the overall fire access of the site as well as the drive aisles will be shared by all owners within the Commercial Sub-Division. The temporary condition of the turnaround would not adversely affect the overall appearance or site conditions of (APN) 138-02-715-017 as the grading would follow the existing conditions and existing flow paths.

Attached for your convenience and reference is a progress exhibit, which reflects the anticipated extent and location of the proposed temporary fire access turnaround. The area on your Parcel that we request Permission-to-Grade covers approximately 12100-square feet (0.24 acres) along the east perimeter of APN 138-02-715-017.

Please refer to the exhibit included with this letter for reference. We've highlighted the area we are requesting Permission to Grade in yellow.

Jerrico Holdings and its contractors, (collectively "Kiddie Academy") shall indemnify and hold harmless PRE Rancho Craig LLC, and its successors and assigns, (collectively "Owner"), for all claims with respect to this Permission to Grade. Prior to entering onto Owner's property, Kiddie

Academy shall list Owner and its property managers as additional insured on all insurance policies as the levels acceptable to Owner.

Thank you for your consideration and assistance with our request. If you have any questions or require more information, please contact me at Chris.Bolton@lochsa.com or 702-365-9312.


Sincerely,

LOCHSA ENGINEERING



Christopher Bolton
Senior Project Manager

CONCURRENCE FOR PERMISSION-TO-GRADE:



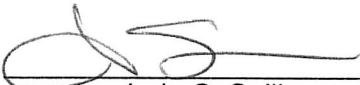
PRE RANCHO CRAIG LLC
(APN 138-02-715-017)

6-21-24
Date

ACKNOWLEDGEMENT

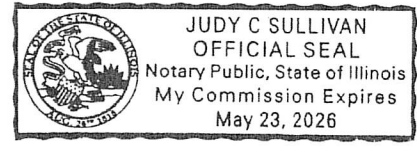
STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

ON June 21, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Daniel Sullivan, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHOACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PUPOSES THERIN MENTIONED.



Judy C. Sullivan

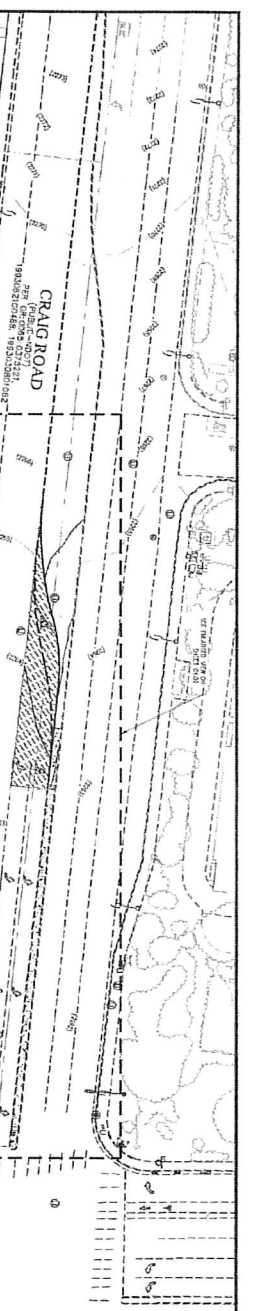
Notary Public in and for said County and State
My Appointment Expires: May 23, 2026



Notary Stamp

| DESCRIPTION | AMOUNT | UNIT | PRICE | TOTAL |
|--------------|-------------|-----------|-------------|-------------|
| EXISTING | 1.00 | AC | 1.00 | 1.00 |
| PROPOSED | 1.00 | AC | 1.00 | 1.00 |
| TOTAL | 2.00 | AC | 2.00 | 2.00 |

| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL |
|------|-----------------|----------|------|--------|---------|
| 1 | GRAVEL | 100 | CY | 10.00 | 1000.00 |
| 2 | ASPHALT | 50 | CY | 20.00 | 1000.00 |
| 3 | CONCRETE | 20 | CY | 100.00 | 2000.00 |
| 4 | PAVING | 100 | LF | 10.00 | 1000.00 |
| 5 | LANDSCAPING | 100 | LF | 10.00 | 1000.00 |
| 6 | UTILITIES | 100 | LF | 10.00 | 1000.00 |
| 7 | DEMOLITION | 100 | LF | 10.00 | 1000.00 |
| 8 | EROSION CONTROL | 100 | LF | 10.00 | 1000.00 |
| 9 | STORMWATER | 100 | LF | 10.00 | 1000.00 |
| 10 | STREET LIGHTS | 100 | LF | 10.00 | 1000.00 |
| 11 | TRAFFIC SIGNALS | 100 | LF | 10.00 | 1000.00 |
| 12 | LANDSCAPING | 100 | LF | 10.00 | 1000.00 |
| 13 | PAVING | 100 | LF | 10.00 | 1000.00 |
| 14 | CONCRETE | 100 | LF | 10.00 | 1000.00 |
| 15 | ASPHALT | 100 | LF | 10.00 | 1000.00 |
| 16 | GRAVEL | 100 | LF | 10.00 | 1000.00 |
| 17 | LANDSCAPING | 100 | LF | 10.00 | 1000.00 |
| 18 | PAVING | 100 | LF | 10.00 | 1000.00 |
| 19 | CONCRETE | 100 | LF | 10.00 | 1000.00 |
| 20 | ASPHALT | 100 | LF | 10.00 | 1000.00 |
| 21 | GRAVEL | 100 | LF | 10.00 | 1000.00 |
| 22 | LANDSCAPING | 100 | LF | 10.00 | 1000.00 |
| 23 | PAVING | 100 | LF | 10.00 | 1000.00 |
| 24 | CONCRETE | 100 | LF | 10.00 | 1000.00 |
| 25 | ASPHALT | 100 | LF | 10.00 | 1000.00 |
| 26 | GRAVEL | 100 | LF | 10.00 | 1000.00 |
| 27 | LANDSCAPING | 100 | LF | 10.00 | 1000.00 |
| 28 | PAVING | 100 | LF | 10.00 | 1000.00 |
| 29 | CONCRETE | 100 | LF | 10.00 | 1000.00 |
| 30 | ASPHALT | 100 | LF | 10.00 | 1000.00 |
| 31 | GRAVEL | 100 | LF | 10.00 | 1000.00 |
| 32 | LANDSCAPING | 100 | LF | 10.00 | 1000.00 |
| 33 | PAVING | 100 | LF | 10.00 | 1000.00 |
| 34 | CONCRETE | 100 | LF | 10.00 | 1000.00 |
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| 39 | CONCRETE | 100 | LF | 10.00 | 1000.00 |
| 40 | ASPHALT | 100 | LF | 10.00 | 1000.00 |
| 41 | GRAVEL | 100 | LF | 10.00 | 1000.00 |
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| 52 | LANDSCAPING | 100 | LF | 10.00 | 1000.00 |
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| 94 | CONCRETE | 100 | LF | 10.00 | 1000.00 |
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STORMWATER POLLUTION NOTE:
 1. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS IDENTIFIED POTENTIAL POLLUTION SOURCES.
 2. THE DESIGNER HAS IDENTIFIED POTENTIAL POLLUTION SOURCES AND HAS RECOMMENDED BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT POLLUTION.
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GRADING PLAN CERTIFICATION

DATE: 5/7/2024

PROJECT: 124-00089

SCALE: 1"=20'

DESIGNED BY: LKS

CHECKED BY: LKS

DRAWN BY: LKS

DATE: 5/7/2024

PROJECT: 124-00089

SCALE: 1"=20'

DESIGNED BY: LKS

CHECKED BY: LKS

DRAWN BY: LKS

Lochsa engineering

6750 South Jones Blvd
 Suite 100
 Las Vegas, NV 89118
 (702) 735-1000
 www.lochsa.com

**GRADING PLANS
 OVERALL GRADING**

**KIDDIE ACADEMY
 @ CRAIG AND JONES
 CITY OF LAS VEGAS, NEVADA**

REV: DATE: BY: DESCRIPTION: