

**RESOLUTION NO. R- 45-2024**

**A RESOLUTION AUTHORIZING ADDITIONAL FINANCING RELATED TO THE  
CITY OF LAS VEGAS  
COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM; AND  
PROVIDING OTHER MATTERS RELATED THERETO**

WHEREAS, the City Council of the city of Las Vegas (the “City”) has adopted resolutions creating the Las Vegas Commercial Property Assessed Clean Energy Program (“C-PACE”) (Resolution No. R-13-2022) and Energy Improvement District No. 1 (Resolution No. R-61-2018) pursuant to Nevada Revised Statutes (“NRS”) Chapter 271; and

WHEREAS, JSC Symphony Park Hotel, LLC, a Delaware limited liability company, is the fee title owner of a qualified commercial or industrial real property within the City currently addressed as 330 South Grand Central Parkway, Las Vegas, NV 89101 (Assessor’s Parcel Number 139-33-610-029) (the “Property”) and legally described and depicted on **Exhibit A**; and

WHEREAS, the Las Vegas City Council previously authorized, by Resolution R-36-2023, adding the Property into Energy Improvement District No. 1; and

WHEREAS, JSC Symphony Park Hotel, LLC, previously applied for and received C-PACE financing for the construction of a hotel project on the Property (the “Project”); and

WHEREAS, JSC Symphony Park Hotel, LLC, desires additional C-PACE funding for the Project; and

WHEREAS, the Las Vegas C-PACE Program Administrator has reviewed and verified the contents of the additional Project C-PACE financing application and recommends approval; and

WHEREAS, the City’s Program Manager concurs that the commercial or industrial real property has an approved application and consent for additional C-PACE financing, that it meets the criteria and requirements described in the Program Guide, Resolution No. R-13-2022, and NRS Chapter 271, and recommends to the City Council that additional C-PACE financing be authorized thereunder.

NOW, THEREFORE, BE IT RESOLVED BY THE LAS VEGAS CITY COUNCIL AS FOLLOWS:

1. That, JSC Symphony Park Hotel, LLC, has fee title to a qualified commercial or industrial real property within the City currently addressed as 330 South Grand Central Parkway, Las Vegas, NV 89101 (Assessor’s Parcel Number 139-33-610-029) (the “Property”) and legally described and depicted on **Exhibit A**.
2. That, JSC Symphony Park Hotel, LLC desires to complete construction of the Project and JSC Symphony Park Hotel, LLC desires additional C-PACE funding for the Project.
3. That, JSC Symphony Park Hotel, LLC has duly met the requirements set forward in Resolution No. R-13-2022 and the City’s Program Guide, and will complete the energy efficiency or renewable energy improvements at the Property with the estimated maximum benefit. Authority is herein expressly granted to the Mayor, acting on the authority of the Las Vegas City Council, to execute the transaction documents, approved as to form by the City Attorney, necessary for the C-PACE Assessment and Lien, including by way of example and not limitation, the following:
  - A. C-PACE Project Eligibility Report;
  - B. C-PACE Assessment Agreement (to be executed by the City);
  - C. C-PACE Notice of Assessment and Assessment Lien (to be executed by the City);
  - D. C-PACE Assignment of Assessment and Assessment Lien (to be executed by the City);

and

E. Consent of Assessment and Assessment Lien by Lender.

4. That, the City Program Manager is hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Resolution, including the preparation of any necessary or desirable documents as set forth in this Resolution, Resolution No. R-13-2022, and NRS Chapter 271 and shall promptly record applicable transaction document in the official records of the Clark County Recorder's Office.

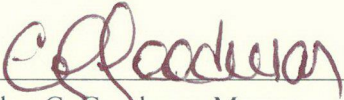
5. That, pursuant to Resolution No. R-13-2022, the Property will automatically exit Energy Improvement District No. 1 upon the remittance of the final installment payment that terminates all financing associated with any recorded C-PACE Notice of Assessment and Assessment Lien of Energy Assessment.

6. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED and APPROVED this 21<sup>st</sup> day of August, 2024.

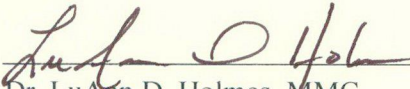
**CITY OF LAS VEGAS**

**"CITY"**

By:   
Carolyn G. Goodman, Mayor

Date: 8/21/2024

Attest:

By:   
Dr. LuAnn D. Holmes, MMC  
City Clerk

Approved as to Form:

By: John S. Ridilla 7/30/24  
John S. Ridilla Date  
Assistant City Attorney



## EXHIBIT A

JSC Symphony Park Hotel, LLC

APN: 139-33-610-029

Address: 330 South Grand Central Parkway, , Las Vegas, NV 89101

Property Current Owner: JSC Symphony Park Hotel, LLC

### Legal Description:

The purpose of this legal description is to describe a parcel of land being subdivided out of lot 5 of Parkway Center as recorded in book 53, page 61 of plats.

Being a portion of said lot 5, same being a portion of the west half (W1/2) of section 34 and the east half (E1/2) of section 33, township 20 south, range 61 east, M.D.M., City of Las Vegas, Clark County, Nevada, and being more particularly described as follows:

BEGINNING at the southeast corner of said lot 5, being on the north line of Bonneville Avenue (100 foot right-of-way), same being on the west line of the Union Pacific Railroad right-of-way (100 foot wide);

THENCE, along the north line of said Bonneville Avenue the following four (4) courses and distances:

1. North  $62^{\circ}04'12''$  West, a distance of 204.98 feet to a point of curvature to the left;
2. With said curve to the left, concave southerly, having a radius of 550.00 feet, a central angle of  $36^{\circ}45'51''$ , and along the arc 352.91 feet to a point of tangency;
3. South  $81^{\circ}09'57''$  West, a distance of 485.41 feet to a point of curvature to the right;
4. With said curve to the right, concave northeasterly, having a radius of 55.00 feet, a central angle of  $95^{\circ}00'00''$ , and along the arc 91.19 feet to a point of tangency on the east line of Grand Central Parkway (100 foot right-of-way);

THENCE, along the east, southeasterly, and southerly line of said Grand Central Parkway the following ten (10) courses and distances:

1. North  $03^{\circ}50'03''$  West, a distance of 94.71 feet to a point of curvature to the right;
2. With said curve to the right, concave easterly, having a radius of 450.00 feet. A central angle of  $31^{\circ}45'19''$ , and along the arc 249.41 feet to a point of tangency;
3. North  $27^{\circ}55'16''$  East, a distance of 1058.21 feet to a point of curvature to the right;
4. With said curve to the right, concave southeasterly, having a radius of 450.00 feet, a central angle of  $20^{\circ}42'14''$ , and along the arc 162.61 feet to a point of tangency;
5. North  $48^{\circ}37'30''$  East, a distance of 1217.02 feet to a point of curvature to the right;
6. With said curve to the right, concave southeasterly, having a radius of 450.00 feet, a central angle of  $25^{\circ}40'39''$ , and along the arc 201.67 feet to a point of tangency;
7. North  $74^{\circ}18'09''$  East, a distance of 331.32 feet to a point of curvature to the right;
8. With said curve to the right, concave southerly, having a radius of 350.00 feet, a central angle of  $43^{\circ}37'41''$ , and along the arc 266.51 feet to a point of non-tangency from which a radial line bears South  $27^{\circ}55'50''$  West;
9. South  $27^{\circ}55'50''$  West, a distance of 5.00 feet to an interior angle point;

10. South  $62^{\circ}04'10''$  East, a distance of 68.80 feet to a point on said west line of the Union Pacific Railroad;

THENCE, along said west line South  $27^{\circ}55'16''$  West, a distance of 741.16 feet to a point of non-tangent curvature to the left from which a radial line bears South  $31^{\circ}53'35''$  East;

THENCE, leaving said west line and crossing a portion of said lot 5, from a tangent bearing South  $58^{\circ}06'25''$  West, with said curve to the left, concave southeasterly, having a radius of 1510.00 feet, a central angle of  $30^{\circ}11'04''$ , and along the arc 795.50 feet to a point of tangency;

THENCE, South  $27^{\circ}55'21''$  West, a distance of 150.00 feet to a point of curvature to the left;

THENCE, with said curve to the left, concave easterly, having a radius of 1510.00 feet, a central angle of  $30^{\circ}11'15''$ , and along the arc 795.57 feet to a point of non-tangency from which a radial line bears North  $87^{\circ}44'06''$  East, same point being on said west line of the Union Pacific Railroad;

THENCE, with said west line, South  $27^{\circ}55'16''$  West, a distance of 365.64 feet to the POINT OF BEGINNING, containing 56.03 acres of land.