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December 16, 2004

LAS VEGAS CITY COUNCIL

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Mr. Jack Kashani
WMCI Associates, Limited Liability Company
350 South Beverly Drive, Suite #330
Beverly Hills, California 90212

RE: SDR-4841 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Mr. Kashani:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Site Development Plan Review FOR A 345,670 SQUARE FOOT TEMPORARY EXHIBIT SPACE on 30.2 acres at 495 South Grand Central Parkway (APN 139-33-610-004, 139-33-511-003 and 004), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire one year from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. All development shall be in conformance with the site plan and building elevations date stamped 08/03/04, except as amended by conditions herein.
4. Site development to comply with all applicable conditions of approval for Z-0100-97(3) and all other subsequent site-related actions.
5. Approval of this site plan is for 5 years, with a Required Review at one year from the Final Action of this Site Development Plan Review. The City Council reserves the right to revoke the 5 year approval at the one year period if conditions in the area change such that the temporary structures become incompatible with surrounding development.
6. A landscaping plan must be submitted prior to the time application is made for a building permit, to reflect a minimum of 204 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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18112-001-6/04



7. The landscape plan submitted prior to application is made for a building permit will show that no landscaped area will be turf.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened (via structural components and landscaping) in views from the abutting streets and highways.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. A revised traffic study shall be submitted prior to application being made for a building permit for the temporary structures and parking.

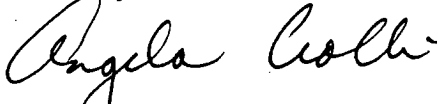
Public Works

14. Dedicate those portions of Discovery Drive necessary for the required bus turn out and to align with the existing portion of Discovery Drive west of this site concurrent with onsite development of this site.
15. Construct full-width improvements on Discovery Drive (aka World Drive) through this site concurrent with development of any portion of the project that abuts Discovery Drive. Also, concurrent with development, remove all substandard improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards.
16. All temporary trailers shall be connected to the City of Las Vegas public sewer system.
17. Meet with the Traffic Engineering Representative in Land Development to determine the placement of proposed driveway access acceptable to the City Traffic Engineer prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

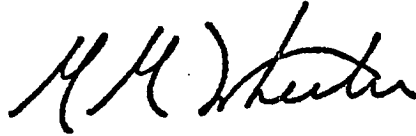
Mr. Jack Kashani
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18. The traffic study (including parking analysis) shall be completed and approved prior to the start of phase II.
19. A Drainage Plan and Technical Drainage Study for the parcel must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. Robert Holgate
Furniture Mart Land Holdings II, Limited Liability Company
495 South Grand Central Parkway
Las Vegas, Nevada 89106