

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Non-Profit Organization	<input type="checkbox"/> Other
Business Designation Group (Please select all that apply)						
<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> SBE	<input type="checkbox"/> PBE	<input type="checkbox"/> VET	<input type="checkbox"/> DVET	<input type="checkbox"/> ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business
Number of Clark County Nevada Residents Employed:						
Corporate/Business Entity Name: ARROYO TARGET CENTER, LLC NOW KNOWN AS MAIN AND MAIN COMMERCE CENTER, LLC						
(Include d.b.a., if applicable)						
Street Address:		9061 Santa Monica Blvd		Website:		
City, State and Zip Code:		Los Angeles, CA 90063		POC Name: Rick Obel		
Telephone No:		310-278-1830		Email: RObel@EJMDevelopment.com		
Nevada Local Street Address:		7445 Arroyo Crossing Parkway, Suite 350		Website:		
(If different from above)						
City, State and Zip Code:		Las Vegas, NV 89113		Local Fax No:		
Local Telephone No:		702-460-7955		Local POC Name: Larry@LMConstructionco.com		
				Email:		

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).

Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
EJM MMCC LLC	MEMBER	50%
LMC MMCC LLC	MEMBER	50%
See also attached breakdown		

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation? Yes No

1. Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
 Yes No (If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)

2. Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
 Yes No (If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.



 Signature

Larry Monkash

 Print Name

Owner

February 25, 2026

Title

Date

DISCLOSURE OF RELATIONSHIP

List any disclosures below:
(Mark N/A, if not applicable.)

NAME OF BUSINESS OWNER/PRINCIPAL	NAME OF COUNTY* EMPLOYEE/OFFICIAL AND JOB TITLE	RELATIONSHIP TO COUNTY* EMPLOYEE/OFFICIAL	COUNTY* EMPLOYEE'S/OFFICIAL'S DEPARTMENT
N/A			

* County employee means Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District.

"Consanguinity" is a relationship by blood. "Affinity" is a relationship by marriage.

"To the second degree of consanguinity" applies to the candidate's first and second degree of blood relatives as follows:

- Spouse – Registered Domestic Partners – Children – Parents – In-laws (first degree)
- Brothers/Sisters – Half-Brothers/Half-Sisters – Grandchildren – Grandparents – In-laws (second degree)

For County Use Only:

If any Disclosure of Relationship is noted above, please complete the following:

- Yes No Is the County employee(s) noted above involved in the contracting/selection process for this particular agenda item?
- Yes No Is the County employee(s) noted above involved in any way with the business in performance of the contract?

Notes/Comments:

Signature

Print Name
Authorized Department Representative

Arroyo Target Center, LLC Now Known As Main and Main Commerce Center, LLC

Name changed effective October 9, 2025 pursuant to the Amended and Restated Limited Liability Company Agreement of Main and Main Commerce Center, LLC (see attached).

TIER 1 – DIRECT OWNERSHIP OF MAIN AND MAIN COMMERCE CENTER, LLC			
Member	Entity Type	Direct % Ownership	
EJM MMCC, LLC	Nevada LLC	50.00%	
LMC MMCC, LLC	Nevada LLC	50.00%	
TIER 2 – OWNERSHIP OF EJM MMCC, LLC (50% MEMBER)			
Owner of EJM MMCC, LLC	Entity Type	% of EJM MMCC	Indirect % in Main and Main
EJM Development Co	California LP	5.00%	2.50%
HJL Buffalo Industrial LLC	Nevada LLC	47.50%	23.75%
Generation 3 Buffalo Industrial LLC	Nevada LLC	47.50%	23.75%
TIER 3 – OWNERSHIP OF HJL BUFFALO INDUSTRIAL LLC			
Owner	% of HJL	Indirect % in Main and Main	
Harlee Gasmer	9.50%	4.75%	
Jason Monkarsh	9.50%	4.75%	
Joshua Monkarsh	9.50%	4.75%	
Lawrence Monkarsh	9.50%	4.75%	
Lori Monkarsh	9.50%	4.75%	
TIER 3 – OWNERSHIP OF GENERATION 3 BUFFALO INDUSTRIAL LLC			
Owner	% of Generation 3	Indirect % in Main and Main	
Jon Monkarsh	23.75%	11.875%	
Julie Gadinsky	23.75%	11.875%	
TIER 2 – OWNERSHIP OF LMC MMCC, LLC (50% MEMBER)			
Owner of LMC MMCC, LLC	Entity Type	% of LMC MMCC	Indirect % in Main and Main
Visionary 4, LLC	Nevada LLC	100.00%	50.00%
TIER 3 – OWNERSHIP OF VISIONARY 4, LLC			
Owner	% of Visionary 4	Indirect % in Main and Main	
Lawrence Monkarsh	100.00%	50.00%	

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT (“Second Amendment”) is made and entered into effective as of the _____ day of _____ 2026, by and between CLARK COUNTY, a political subdivision of the State of Nevada (“County”) and Arroyo Target Center LLC, a Nevada limited liability company (“Lessee” or “Company”), individually referred to as a “Party” and collectively referred to as the “Parties”.

RECITALS:

A. On December 20, 2022, the County and Lessee entered into a Lease Agreement, as amended by that certain First Amendment to Lease Agreement dated March 18, 2025 (“Lease”), for the lease and commercial development of ± 19.32 acres of vacant real property located at the southwest corner of Rainbow Boulevard and Sunset Road as described in Exhibit “A” attached hereto and incorporated herein by reference (“Premises”), for a fifty (50) year term expiring on December 19, 2072.

B. The Lessee wishes to change the name of the Nevada limited liability company from Arroyo Target Center LLC to Main & Main Commerce Center LLC.

In consideration of the above recitals, the receipt and sufficiency of which are hereby acknowledged, County and Lessee agree as follows:

AGREEMENT:

1. The name “Arroyo Target Center LLC,” whenever used herein, shall be replaced with “Main & Main Commerce Center LLC.”
2. Section 4.4 is hereby deleted in its entirety and replaced with the following:

Any notice or communication to be given under the terms of this Agreement (“Notice”) shall be in writing and shall be personally delivered or sent by facsimile, overnight delivery, by nationally recognized courier, or registered or certified mail, return receipt requested.

Notices shall be addressed as follows:

If to County: Clark County, Nevada
 Attn: Director, Department of Real Property Management
 500 South Grand Central Parkway, 4th Floor
 Las Vegas, Nevada 89155-1733
 Phone: (702) 455-4616
 Fax: (702) 455-4055

If to Company: EJM Development Co.
Attn: Patrick Obel
9061 Santa Monica Boulevard
Los Angeles, CA 90069
Phone: (310) 278-1830
Fax: (310) 278-2965

and

Larry Monkarsh
6260 W. Pebble Road, Ste. 110
Las Vegas, NV 89139
Phone: (702) 262-6032
Phone: (702) 460-4955

3. Effect of Second Amendment. Except as expressly modified in this Second Amendment, all of the terms and conditions of the Lease remain in full force and effect. In the event of a conflict between the terms of the Lease and this Second Amendment, this Second Amendment controls. Each Party represents and warrants to the other that the person or entity signing this Second Amendment on behalf of such Party is duly authorized to execute and deliver this Second Amendment and to legally bind the Party on whose behalf this Second Amendment is signed to all of the terms and conditions contained in this Second Amendment. The undefined capitalized terms used in this Second Amendment will have the same meanings ascribed to such terms in the Lease. This Second Amendment will not be effective and binding unless and until approved by the Board of County Commissioners and fully executed by both County and Lessee.

4. Entire Agreement. The Lease as amended by this Second Amendment represents the entire agreement between the Parties hereto and will not be modified or canceled by mutual agreement or in any manner except by instrument in writing, executed by the Parties or their respective successors in interest. All attached exhibits are incorporated herein and made a part of this Second Amendment by this reference.

5. Memorandum. The parties shall execute a memorandum of this Second Amendment and cause it to be recorded in the Official Records of Clark County, Nevada.

[SIGNATURE PAGES FOLLOW]

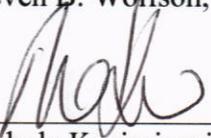
IN WITNESS WHEREOF, the parties have executed this Second Amendment to Lease as of the date first written above.

COUNTY:

Clark County, a political subdivision of the State of Nevada

Shauna Bradley, Director
Department of Real Property Management

APPROVED AS TO FORM:
Steven B. Wolfson, District Attorney



Nichole Kazimirovicz,
Deputy District Attorney

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this ___ day of _____, 20___, before me, the undersigned Notary Public in and for said County, personally appeared Shauna Bradley, the Director of Real Property Management for Clark County, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same voluntarily and for the intents and purposes described therein.

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On February 18, 2026 before me, Anastasia Zacky, Notary Public
(insert name and title of the officer)

personally appeared Harlee M. Gasmer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature A. Zacky (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

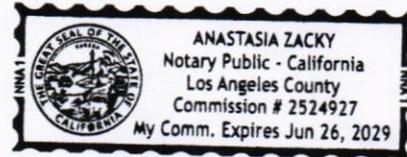
State of California
County of Los Angeles)

On February 18, 2026 before me, Anastasia Zacky, Notary Public
(insert name and title of the officer)

personally appeared Jon Monkarsk,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature A. Zacky (Seal)

Exhibit A
to
Second Amendment to Lease Agreement

Legal Description of Premises

PARCEL ONE (1):

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS GOVERNMENT LOT SIX (6) IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEDICATED BY DEDICATION RECORDED SEPTEMBER 28, 2006 IN BOOK 20060928 AS DOCUMENT NO. 06566 OF OFFICIAL RECORDS.

APN: 176-03-501-005

PARCEL TWO (2):

GOVERNMENT LOT (5) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 6, 1966 IN BOOK 706, AS INSTRUMENT NO., 567729, OFFICIAL RECORDS, CLARK COUNTY.

FURTHER EXCEPTING THEREFROM THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3, BEING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5, A DISTANCE OF 648.47 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 88°24'13" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 103.73 FEET; THENCE NORTH 07°27'26" EAST, 372.43 FEET; THENCE NORTH 00°50'11" WEST, 280.50 FEET TO A POINT IN THE NORTH LINE OF SAID GOVERNMENT LOG 5; THENCE NORTH 88°14'14" EAST ALONG SAID NORTH LINE 50.01 FEET TO THE POINT OF BEGINNING..

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEDICATED BY DEDICATION RECORDED SEPTEMBER 28, 2006 IN BOOK 200609298, AS INSTRUMENT NO., 06566, OFFICIAL RECORDS, CLARK COUNTY.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY NOTICE OF ENTRY OF ORDER RECORDED MARCH 5, 2010 IN BOOK 20100305, AS INSTRUMENT NO., 03732, OFFICIAL RECORDS, CLARK COUNTY.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEDICATED BY DEDICATION RECORDED JUNE 11, 2011 IN BOOK 20110622, AS INSTRUMENT NO., 02192, OFFICIAL RECORDS, CLARK COUNTY.

APN: 176-03-501-014

PARCEL THREE (3):

GOVERNMENT LOG 35, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT CERTAIN PORTION OF LAND AS DEDICATED FOR THE LAS VEGAS BELTWAY BY INSTRUMENT RECORDED AUGUST 21, 2000 IN BOOK 20000821 AS DOCUMENT NO. 00916 AND RE-RECORDED JULY 24, 2003 IN BOOK 20030724 IN DOCUMENT NO. 00442 OF OFFICIAL RECORDS.

APN: 176-03-501-017

PARCEL FOUR (4)

GOVERNMENT LOTS 7 AND 8 IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREETS AND UTILITY PURPOSES BY DEED RECORDED MAY 24, 2001 IN BOOK 20010524 AS DOCUMENT NO. 01749 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED NOVEMBER 21, 2019 IN BOOK 20191121, AS INSTRUMENT NO., 0001759, OFFICIAL RECORDS, CLARK COUNTY.

APN: 176-03-501-019