

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						
(Include d.b.a., if applicable)						
Street Address:		9061 Santa Monica Blvd.		Website:		
City, State and Zip Code:		Los Angeles, CA 90069		POC Name: Rick Obel Email: robel@ejmdevelopment.com		
Telephone No:		310 278-1830		Fax No:		
Nevada Local Street Address: (If different from above)		7455 Arroyo Crossing Parkway, Suite 350		Website:		
City, State and Zip Code:		Las Vegas, NV 89113		Local Fax No:		
Local Telephone No:		(702) 597-1852		Local POC Name: Susan Wincn Email: swincn@ejmdevelopment.com		

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)
Joyce Monkmarsh	Owner	10%
Jon Monkmarsh	Owner	22.5%
Julie Monkmarsh	Owner	22.5%

-see additional page-

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

- 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.)
- 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	Jon Monkmarsh Print Name
Authorized Representative	December 2, 2022
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

DISCLOSURE OF OWNERSHIP/PRINCIPALS

-continued from page 1-

Full Name	Title	% Owned
Harlee M. Gasmer	Owner	9%
Jason Monkarsh	Owner	9%
Joshua Monkarsh	Owner	9%
Lori Monkarsh	Owner	9%
Lawrence Monkarsh	Owner	9%

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (“Amendment”) is made and entered into effective as of the _____ day of _____ 2025, 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 (“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 Lease required Lessee to commence construction of Initial Improvements on the Premises by February 1, 2025, and complete construction of Initial Improvements on or by January 1, 2026.

C. As contemplated in the Lease, Lessee was unable to reach an agreement with the intended subtenant to develop the Premises as a commercial retail center designed around a purpose-built Target-brand store.

D. Lessee had to redesign the Premises as an industrial development, which resulted in its failure to meet the construction deadlines.

D. Lessee desires to amend the Lease to establish new construction deadlines and revise the Pro Forma Development Costs.

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

AGREEMENT:

1. The sixth WHEREAS paragraph under the heading ‘WITNESSETH’ is hereby deleted in its entirety.

2. Section 1.1.11 is hereby deleted in its entirety and replaced with the words “DELETED INTENTIONALLY”.

3. Section 1.1.13 is hereby deleted in its entirety and replaced with the following:

The term “Debt Service,” whenever used herein, means the Company’s payment of principal and interest for construction and/or permanent financing for Commercial Facilities.

All financing for Commercial Facilities shall include any fees, including loan points, fees, closing costs, and other loan charges (monthly or otherwise) to any Lender, including without limitation, lending institutions or shareholders, officers, directors, members, and managers of Company for construction and/or permanent financing for Commercial Facilities. Except as otherwise approved in writing by CDR, the principal loan amounts of such financing shall not exceed 100% of the "Pro Forma Development Costs" (as set forth in Exhibit "A" attached hereto and incorporated herein) and shall not be amortized over more than thirty (30) years. Any such financing must be approved by CDR as outlined in Section 2.19.1 below, and shall be at commercially reasonable interest rates, points, fees, closing costs, and other terms and conditions for the same type of loan from a bank or other commercial lender.

4. Section 1.1.18 is hereby deleted in its entirety and replaced with the following:

1.1.18 The term "Initial Improvements," whenever used herein, shall mean completion of the site work and building shell for the three (3) buildings of the proposed Commercial Facilities set forth in Section 1.10.3 below.

5. Section 1.1.27 is hereby deleted in its entirety and replaced with the words "INTENTIONALLY DELETED".

6. Section 1.2.6.1 is hereby deleted in its entirety and replaced with the following:

1.2.6.1 The date of completion of the Initial Improvements for buildings 1 and 2 for the Commercial Facilities, as evidenced by County's issuance of a Certificate of Completion.

7. Section 1.2.6.3 is hereby deleted in its entirety and replaced with the following:

1.2.6.3 Subject to the extension rights set forth in Section 1.10.3.1 below, upon the first (1st) day of the sixty-first (61st) month following the Approval Date.

8. Section 1.7.1.5 is hereby deleted in its entirety and replaced with the following:

1.7.1.5 Any additional capital required for operation of the Property, following completion of construction of the Initial Improvements shall be contributed by Company, as additional Equity Funds, provided such capital is required to pay obligations arising under either an Approved Budget or a Sublease, or reasonably required to remedy an unforeseen situation. Any such Equity Funds shall be repaid as described in Section 1.7.1.2 above.

9. Section 1.7.7 is hereby deleted in its entirety and replaced with the following:

1.7.7 Subject to the extension rights set forth in Section 1.10.3.1 below, if the Initial Improvements are not completed by the first day of the sixty-first (61st) month following the Approval Date, then Company will pay flat ground rent equal to the then fair market ground rent for unimproved real estate which is: (a) subject to the same rights and interests encumbering the Premises, and (b) at this location (the "Interim Ground Rent"). Such payment of Interim Ground Rent shall continue only until the completion of the Initial Improvements or upon termination of the Lease by County for Company's failure to complete construction of the Initial Improvements. Interim Ground Rent is not to be treated as a Project Cost and is due and payable

in full with no deductions. County or Company may request that Interim Ground Rent be adjusted once every two years based on an appraisal to be obtained by County. If the Company requests the appraisal, then the fee for preparation of the appraisal is not to be treated as a Project Cost, and is due and payable by Company in full with no deductions within thirty (30) days of receipt of County's invoice. If the County requests the appraisal, then the County will pay the appraisal fee.

10. Section 1.10.2.1 is hereby deleted in its entirety and replaced with the following:

1.10.2.1 If Company has not Commenced Construction on or before the first (1st) day by the fiftieth (50th) month following the Approval Date, it will be a material breach of this Agreement and County will have the right of termination as defined in Section 2.15 (entitled TERMINATION BY COUNTY) of this Agreement. County agrees to give Company ninety (90) days prior written notice before executing its right to terminate this Agreement. County agrees not to exercise its right to terminate until any Lender has been given its rights to cure or foreclose on Company as provided in Section 2.19 (entitled FINANCING) of this Agreement.

11. Section 1.10.3 is hereby deleted in its entirety and replaced with the following:

1.10.3 Subject to Section 1.10.3.1 below, the date of completion of the Initial Improvements will be on or before the first (1st) day of the sixty-first (61st) month following the Approval Date for buildings 1 and 2, and on or before the first (1st) day of the sixty-seventh (67th) month following the Approval Date for building 3.

1.10.3.1 In the event the Initial Improvements are not completed within such sixty (60) months for buildings 1 and 2 or sixty-six (66) months for building 3 due to circumstances beyond the control of Company, County, through its CDR, may extend the completion of the Initial Improvements deadlines for a period not to exceed six (6) months. In no event, however, will the extension period be longer than the commensurate time affected by the circumstances beyond the control of Company.

1.10.3.2 Should the deadlines for completion of the Initial Improvements not be extended as provided above or if the Initial Improvements are not completed by the time frame allowed in such extensions, County may declare this failure to perform a material breach of this Agreement and County will have the right to terminate set forth in Section 2.15 (entitled TERMINATION BY COUNTY) of this Agreement. County agrees to give Company ninety (90) days prior written notice before executing its right to terminate this Agreement. County agrees not to exercise its right to terminate until any Lender has been given its rights to cure or foreclose on Company as provided in Section 2.19 (entitled FINANCING) below.

1.10.3.3 If, at the end of such sixty (60) months for buildings 1 and 2 or sixty-six (66) months for building 3 (as such periods may be extended as provided above), Company has not completed the Initial Improvements proposed for the Premises, then Company forfeits any rights to lease and develop the remaining undeveloped portion of the Premises (the "Undeveloped Portion"). Upon ninety (90) days written notice to Company of its intent, County will have the right to enter and occupy the Undeveloped Portion. County agrees not to exercise this right until any Lender has been given its rights to cure Company's default under this Agreement or foreclose its mortgage or deed of trust, as provided in Section 2.19 (entitled FINANCING) of this Agreement. A modified Exhibit "B," excluding the Undeveloped Portion,

will then be prepared by Airport Engineering and verified by an exchange of correspondence. Such modified Exhibit "B" will be attached hereto and made a part hereof in replacement of the current Exhibit "B" to this Agreement.

12. Section 1.10.6 is hereby deleted in its entirety and replaced with the following:

1.10.6 All improvements or alterations by Company will be in accordance with the Clark County Code and all other applicable governmental rules and regulations. The shell drawings for the Initial Improvements are also subject to the prior written approval of CDR, if requested by CDR, prior to the approval of the shell drawings by County's Building Department. In the event of a default hereunder by Company, Company will provide County copies of all the following documents which are in Company's possession: as-built drawings of all improvements, along with a certification of construction costs for all permanent improvements.

13. Section 1.10.7 is hereby deleted in its entirety and replaced with the following:

1.10.7 During the term or any extension of this Agreement, Company may, as a Capital Improvement Expenditure, with prior written approval of CDR, add to or alter the Initial Improvements at any time subject to the applicable provisions of this Section 1.10 above. Any such addition or alteration will be performed in a workmanlike manner in accordance with all applicable governmental regulations and requirements and will not weaken or impair the structural strength or reduce the value of the Premises or improvements thereon.

14. Section 1.10.11 is hereby deleted in its entirety and replaced with the following:

1.10.11 The Company shall submit a site plan ("Site Plan") for the proposed Premises, including all areas that have previously been the subject of an exercise of the lease option granted in the Lease Option Agreement, to the CDR no later than the final Approval Date of this Agreement by the Board of County Commissioners. In addition, Company shall submit an updated Site Plan in connection with any proposed amendment to this Agreement.

15. The first paragraph under Section 1.11 is hereby deleted in its entirety and replaced with the following:

All Initial Improvements by Company will be in accordance with the Clark County Code and all other applicable governmental rules and regulations.

16. Pro Forma Development Costs. Exhibit A to Lease Agreement is hereby deleted in its entirety and replaced with the updated pro forma development costs attached hereto as Exhibit "B".

17. Site Plan. Pursuant to Section 1.10.11, the updated Site Plan is attached hereto as Exhibit "C" and added to the Lease as Exhibit "C".

18. Effect of Amendment. Except as expressly modified in this 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 Amendment, this Amendment controls. Each Party represents and warrants to the other that the person or entity signing this Amendment on behalf of such Party is

duly authorized to execute and deliver this Amendment and to legally bind the Party on whose behalf this Amendment is signed to all of the terms and conditions contained in this Amendment. The undefined capitalized terms used in this Amendment will have the same meanings ascribed to such terms in the Lease. This 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.

19. Entire Agreement. The Lease as amended by this 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 Amendment by this reference.

20. Memorandum. The parties shall execute a memorandum of this 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 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

LESSEE:

Arroyo Target Center LLC, a Nevada
limited liability company

Harlee M. Gasmer
Authorized Representative

Jon Monkarsh
Authorized Representative

STATE OF _____)
) ss.
COUNTY OF _____)

On this ___ day of _____, 20___, before me, the undersigned
Notary Public in and for said County, personally appeared _____,
_____, 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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ___ day of _____, 20___, before me, the undersigned
Notary Public in and for said County, personally appeared _____,
_____, 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

Exhibit A
to
First 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

Exhibit B
to
First Amendment to Lease Agreement

Pro Forma Development Costs

**SWC Sunset Rainbow Target Center
Development Budget 02-24-2025**

Costs Category I – Construction Cost		SF
Building Shell (3 buildings totaling 320,560 sq/ft)	\$ 25,900,000	\$ 80.80
Material Escalation Allowance	\$ 250,000	\$ 0.78
Import	\$ 360,000	\$ 1.12
Hard Dig	\$ 100,000	\$ 0.31
Offsite & Street	\$ 2,150,000	\$ 6.71
Onsite	\$ 4,290,000	\$ 13.38
Dry Utilities	\$ 400,000	\$ 1.25
Hard Cost Contingency	<u>\$ 1,520,000</u>	<u>\$ 4.74</u>
Total Construction Cost	\$ 34,970,000	\$ 109.09
Cost Category II A& E		
Architecture & Engineering	\$ 605,000	\$ 1.89
Alta Survey & Map	<u>\$ 12,500</u>	<u>\$ 0.04</u>
Total A & E	\$ 617,500	\$ 1.93
Cost Category III Tenant Improvements		
Office Allowance	\$ 2,900,000	\$ 9.05
Warehouse allowance	\$ 1,500,000	\$ 4.68
Demising Walls	\$ 300,000	\$ 0.94
Contingency (covered in category 1)	<u>\$ 0</u>	<u>\$ 0</u>
Total Tenant Improvements	\$ 4,700,000	\$ 14.66
Cost Category IV - Indirect Project Costs		
Developer Impact Fees	\$ 270,000	\$ 0.84
Permit Fees	\$ 227,789	\$ 0.71
Legal Fees	\$ 100,000	\$ 0.31
Water Connection & Meter fees	\$ 245,000	\$ 0.76
Offsite improvement bond	\$ 50,000	\$ 0.16
QAA, Testing & Inspections	\$ 250,000	\$ 0.78
Third Party Reports / Legal	\$ 200,000	\$ 0.62
Title & Escrow	\$ 10,000	\$ 0.03
Legal fees Leasing	\$ 25,000	\$ 0.08
Loan Fees Costs & Legal	\$ 25,000	\$ 0.08
NVE Connection fee	\$ 205,000	\$ 0.64
Leasing Commissions	\$ 2,150,500	\$ 6.71
Property Taxes & Insurance During Construction	\$ 200,000	\$ 0.62
Marketing	\$ 25,000	\$ 0.08
Builders Risk Insurance	\$ 60,000	\$ 0.19
Soft Cost Contingency	\$ 120,000	\$ 0.37
Operation/ CAM Exp Carry	\$ 100,000	\$ 0.31
Development Fee	<u>\$ 800,000</u>	<u>\$ 2.50</u>
	\$ 5,063,289	\$ 15.79

Category V – Interest

Total Interest Reserve \$ 2,900,000 \$ 9.05

Cost Category VI – Land

\$ 0

Total Project Costs

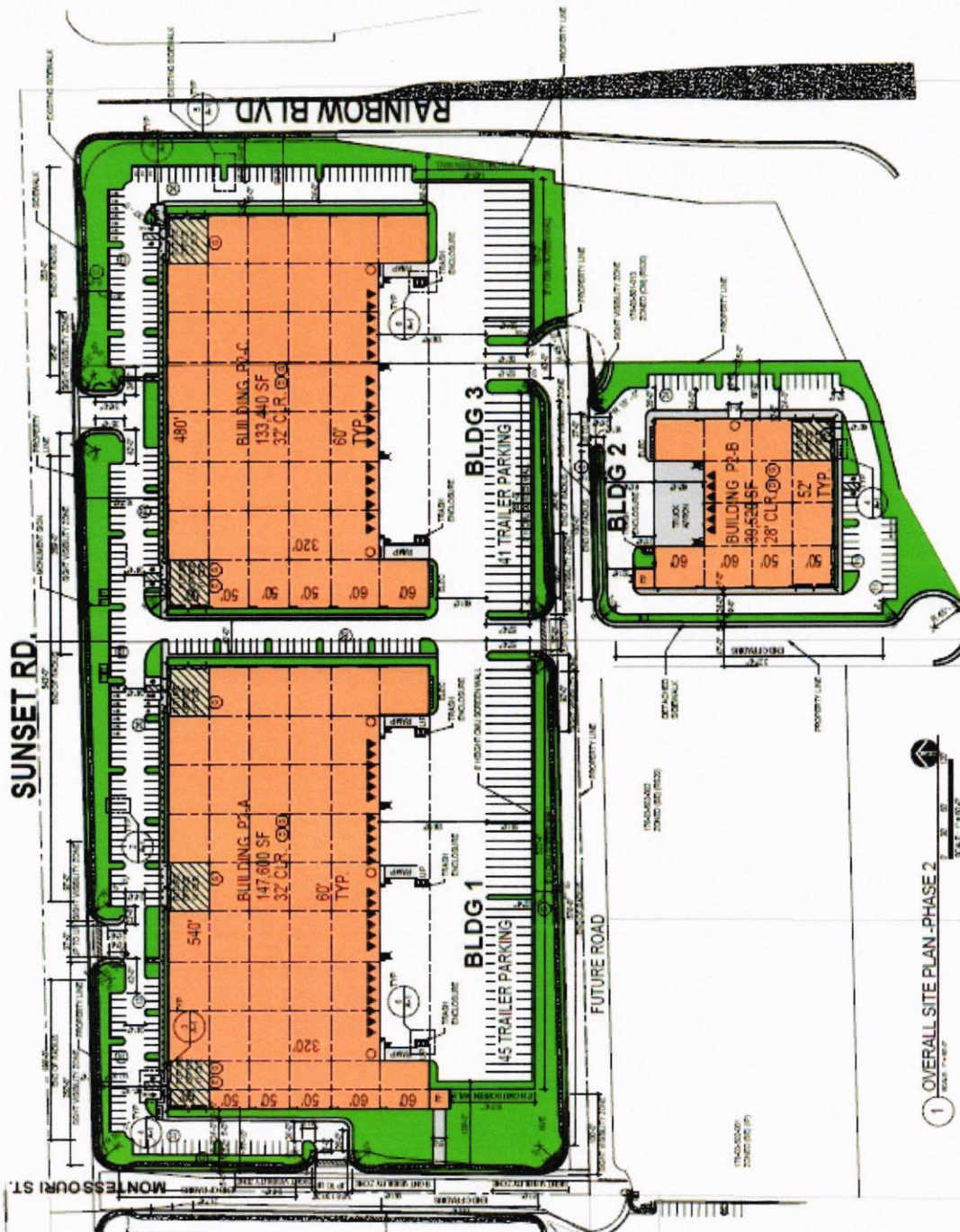
\$ 48,250,789 \$150.52

ANNUAL RENTAL REVENUE
RETURN ON PROJECT COST

\$ 5,115,610
7.10%

**Exhibit C
to
First Amendment to Lease Agreement**

Updated Site Plan



This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

- MAP LEGEND**
- PARCEL BOUNDARY
 - - - SUB BOUNDARY
 - - - PM/LD BOUNDARY
 - - - ROAD EASEMENT
 - - - MATCH / LEADER LINE
 - - - HISTORIC LOT LINE
 - - - HISTORIC SUB BOUNDARY
 - - - HISTORIC PM/LD BOUNDARY
 - - - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUB-SURFACE PCL
 - 001 ROAD PARCEL NUMBER
 - 001 PARCEL NUMBER
 - 1.00 ACREAGE
 - 202 PARCEL SUB/SEQ NUMBER
 - PB 24-45 PLAT RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 5 LOT NUMBER
 - GL5 GOV. LOT NUMBER

BOOK T22S R60E

137	138	139
164	163	162
175	176	177
193	192	191

Scale: 1" = 200'

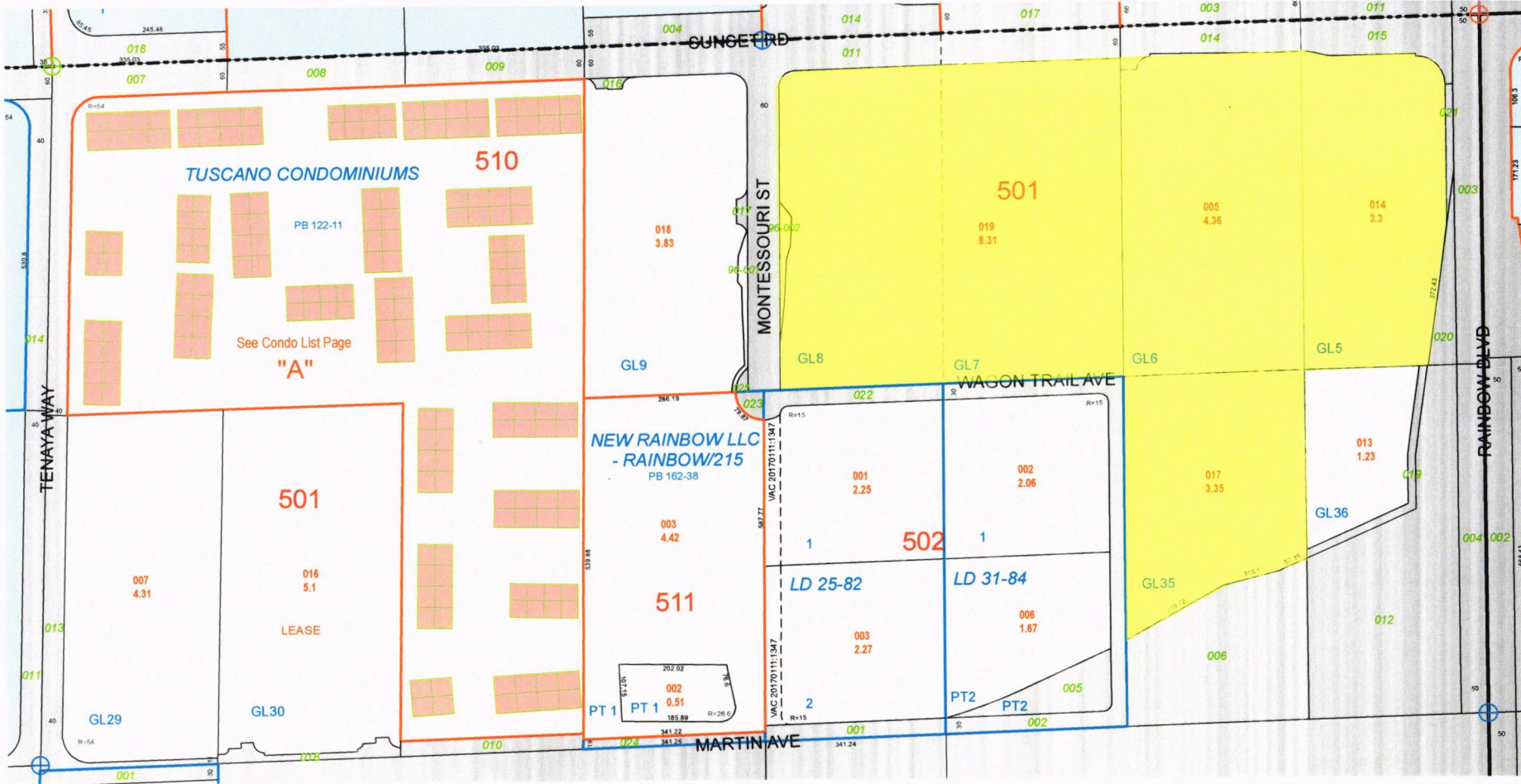
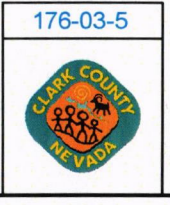
SEC. 3

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

Rev: 9/15/2022

TWP. N 2 NE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



TAX DIST 417

ARROYO TARGET CENTER LLC FIRST AMENDMENT TO LEASE AGREEMENT

+/-19.32 acres

APNs: 176-03-501-005, 014, 017 and 019

