

## DISCLOSURE OF OWNERSHIP/PRINCIPALS

<b>Business Entity Type (Please select one)</b>						
<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
<b>Business Designation Group (Please select all that apply)</b>						
<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
<b>Number of Clark County Nevada Residents Employed:</b> <span style="float: right;">8</span>						
<b>Corporate/Business Entity Name:</b> Beltway Business Park Office No. 2, LLC						
<b>(Include d.b.a., if applicable)</b>						
<b>Street Address:</b>		2300 W. Sahara Avenue, #550		<b>Website:</b>		
<b>City, State and Zip Code:</b>		Las Vegas, NV 89102		<b>POC Name:</b> George L. Ralphs Chtd <b>Email:</b> glr@ralphslaw.com		
<b>Telephone No:</b>		702-870-1559		<b>Fax No:</b> 702-870-1398		
<b>Nevada Local Street Address:</b> <b>(If different from above)</b>		Same		<b>Website:</b>		
<b>City, State and Zip Code:</b>				<b>Local Fax No:</b>		
<b>Local Telephone No:</b>				<b>Local POC Name:</b> <b>Email:</b>		

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)
Thomas & Mack Beltway, LLC	Manager/Member	See attached
Majestic Beltway Office Buildings, LLC	Manager/Member	See Attached

**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

Rodman C Martin  
 \_\_\_\_\_  
 Print Name

Authorized Agent  
 \_\_\_\_\_  
 Title

3/4/21  
 \_\_\_\_\_  
 Date

**ATTACHMENT TO  
OWNERSHIP DISCLOSURE FORM**

<i>FULL NAME</i>	<i>TITLE</i>	<i>% OWNED</i> <i>(Not required for publicly traded corporation/non-profit organizations)</i>
<b>MAJESTIC BELTWAY OFFICE BUILDINGS, LLC</b>		
Edward P. Roski, Jr.	Member	15%
J. Todd Anderson	Member	14.5%
David A. Wheeler	Member	10%
Rodman C. Martin	Member	5%
<b>THOMAS &amp; MACK BELTWAY, LLC</b>		
Peter M. Thomas	Member	4%
Roger P. Thomas	Member	4%
Steven C. Thomas	Member	4%
Thomas A. Thomas	Member	4%
Jane Thomas Sturdivant	Member	4%
Karen Mack Goldsmith	Member	6.66%
Barbara Mack Levine	Member	6.66%
Marilyn Mack	Member	6.66%




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Rodman C. Martin  
Sr. Vice President, Majestic Realty Co.  
Member Majestic Beltway Office Buildings, LLC

## 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

## SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT (this “**Second Amendment**”) is made and entered into as of \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between the COUNTY OF CLARK, a political subdivision of the State of Nevada (“**County**”) and BELTWAY BUSINESS PARK OFFICE NO. 2, LLC, a Nevada limited liability company authorized to do business in the State of Nevada (“**Company**”).

### RECITALS:

A. County and Company entered into that certain Lease Agreement dated January 18, 2005, as amended by that certain First Amendment to Lease Agreement dated November 8, 2006 (“**First Amendment**” and collectively with the Lease Agreement, the “**Lease**”), wherein Company agreed to lease from County and County agreed to lease to Company certain real property located in Clark County, Nevada, which is depicted and more particularly described in Exhibit “D” to the Lease Agreement and Exhibit “A” to the First Amendment (the “**Premises**”).

B. County and Company desire to amend, modify and supplement the Lease in the manner set forth in this Second Amendment.

C. All undefined capitalized terms used in this Second Amendment, if any, shall have the same meanings ascribed to such terms in the Lease.

NOW, THEREFORE, for and in consideration of the above recitals (which are incorporated by reference into this agreement), the covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County and Company agree as follows:

1. The description of the Premises, as set forth on Exhibit “D” to the Lease Agreement, and on Exhibit “A” to the First Amendment, and on Exhibit “A” to that certain Amended and Restated Memorandum of Lease dated December 18, 2006 (and re-recorded with the official records of Clark County, Nevada on June 15, 2007 in Book 20070615 as Instrument No. 0000995), is hereby amended as described on Exhibit “A” to this Second Amendment. Consistent with the above modification to the description of the Premises, the parties shall execute and record an appropriate Second Amended and Restated Memorandum of Lease.

2. Except as modified by this Second Amendment, the Lease shall remain in full force and effect. As amended hereby, the Lease is hereby ratified and confirmed in its entirety. In the event of a conflict between the terms of the Lease and this Second Amendment, this Second Amendment shall control.

3. This Second Amendment embodies the entire agreement between the parties relating to the subject matter contained herein. No modification of this Second Amendment or the Lease shall be binding unless evidenced by an agreement in writing signed by both County and Company. This Second Amendment may be executed in counterparts, each of

which shall constitute an original, and all of which taken together shall constitute one and the same instrument. All exhibits attached to this Second Amendment are incorporated by this reference into this Second Amendment.

IN WITNESS WHEREOF, this Second Amendment has been executed as of the date first written above.

COUNTY:

COUNTY OF CLARK,  
a political subdivision of the State of Nevada

\_\_\_\_\_  
Lisa Kremer  
Director, Department of Real Property Management

APPROVED AS TO FORM:

Steve Wolfson, District Attorney

  
\_\_\_\_\_  
Mary-Anne Miller  
Corporate Counsel

COMPANY:

BELTWAY BUSINESS PARK OFFICE NO. 2, LLC,  
a Nevada limited liability company

By: THOMAS & MACK BELTWAY, L.L.C.,  
a Nevada limited liability company, its Manager

\_\_\_\_\_  
Thomas A. Thomas  
Manager

By: MAJESTIC BELTWAY OFFICE BUILDINGS, LLC,  
a Delaware limited liability company, its Manager

By: MAJESTIC REALTY CO.,  
a California corporation, Manager's Agent



\_\_\_\_\_  
Edward P. Roski, Jr.  
Chairman and CEO

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COUNTY OF CLARK,  
a political subdivision of the State of Nevada

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Lisa Kremer  
Director, Department of Real Property Management

APPROVED AS TO FORM:  
Steve Wolfson, District Attorney

\_\_\_\_\_  
Mary-Anne Miller  
Corporate Counsel

COMPANY:

BELTWAY BUSINESS PARK OFFICE NO. 2, LLC,  
a Nevada limited liability company

By: THOMAS & MACK BELTWAY, L.L.C.,  
a Nevada limited liability company, its Manager

**SIGNED IN COUNTERPART**  
\_\_\_\_\_  
Thomas A. Thomas  
Manager

By: MAJESTIC BELTWAY OFFICE BUILDINGS, LLC,  
a Delaware limited liability company, its Manager

By: MAJESTIC REALTY CO.,  
a California corporation, Manager's Agent

\_\_\_\_\_  
Edward P. Roski, Jr.  
Chairman and CEO



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Lisa Kremer  
Director, Department of Real Property Management

APPROVED AS TO FORM:  
Steve Wolfson, District Attorney

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Mary-Anne Miller  
Corporate Counsel

COMPANY:

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Thomas A. Thomas  
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a Delaware limited liability company, its Manager

By: MAJESTIC REALTY CO.,  
a California corporation, Manager's Agent



\_\_\_\_\_  
Edward P. Roski, Jr.  
Chairman and CEO

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 NEVADA )  
CALIFORNIA )  
 ) ss.  
COUNTY OF CLARK )

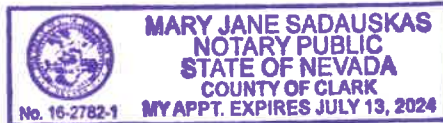
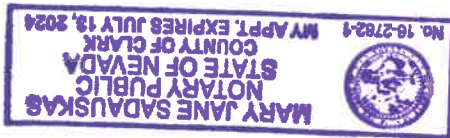
On February 24, 2021, before me, Mary Jane Sadauskas, a Notary Public, personally appeared Edward P. Roski, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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 Mary Jane Sadauskas

This area for official notarial seal.



MAHUA JAMES L. BROWN  
NOTARY PUBLIC  
STATE OF NEVADA  
FEDERAL BUILDING  
3000 S. LAS VEGAS BLVD. SUITE 100  
LAS VEGAS, NV 89102



3056 JULY 19 2006  
COUNTY OF CLARK  
STATE OF NEVADA  
DIBORA P. BORG  
SARACOGAS REALTY, INC.



STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF CLARK        )

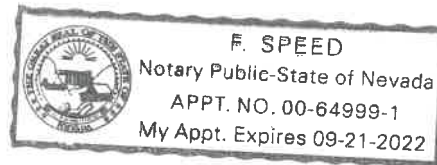
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_, by Lisa Kremer, as Director of Real Property Management, for the County of Clark, a political subdivision of the State of Nevada.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF CLARK        )

The foregoing instrument was acknowledged before me this 24th day of February 2021, by Thomas A. Thomas, as a Manager of Thomas & Mack Beltway, L.L.C., a manager of Beltway Business Park Office No. 2, LLC, a Nevada limited liability company.

F. Speed  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 09/21/2022



STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF CLARK        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_, by Lisa Kremer, as Director of Real Property Management, for the County of Clark, a political subdivision of the State of Nevada.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF CLARK        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_, by Thomas A. Thomas, as a Manager of Thomas & Mack Beltway, L.L.C., a manager of Beltway Business Park Office No. 2, LLC, a Nevada limited liability company.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**to**  
**Second Amendment to Lease Agreement**

Legal Description of Premises

(Attached)

**WALLACE MORRIS KLINE SURVEYING, LLC**  
**Land Survey Consulting**

**EXHIBIT "A"**

**DESCRIPTION**

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 01;

THENCE ALONG THE NORTH LINE THEREOF, NORTH 87°09'25" EAST, 307.86 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°43'41" WEST, 350.68 FEET;

THENCE CONTINUING SOUTH 00°43'41" WEST, 313.56 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 87°16'20" EAST, 309.87 FEET;

THENCE NORTH 00°33'09" EAST, 308.77 FEET;

THENCE NORTH 87°06'56" EAST, 252.89 FEET;

THENCE CONTINUING NORTH 87°06'56" EAST, 313.61 FEET;

THENCE SOUTH 02°53'04" EAST, 5.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 02°53'04" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 93°05'14", AN ARC LENGTH OF 32.49 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 89°47'51" EAST;

THENCE SOUTH 89°47'51" EAST, 5.00 FEET;

THENCE SOUTH 00°12'09" WEST, 509.89 FEET;

THENCE NORTH 89°47'24" WEST, 545.31 FEET;

THENCE NORTH 39°46'43" WEST, 25.98 FEET;

THENCE SOUTH 87°16'20" WEST, 343.45 FEET;

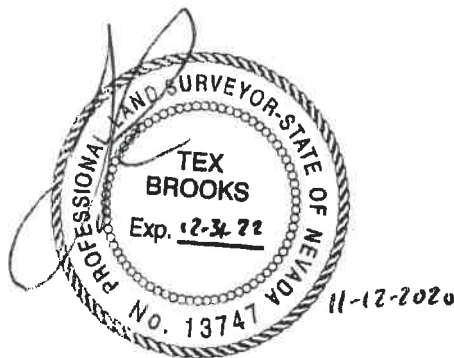
THENCE NORTH 00°43'41" EAST, 177.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8.32 ACRES, MORE OR LESS.

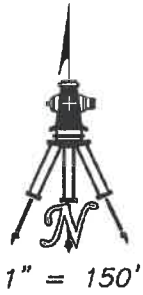
**BASIS OF BEARINGS**

NORTH 01°42'41" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 146, PAGE 21 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TEX J. BROOKS, PLS  
NEVADA LICENSE NO. 13747



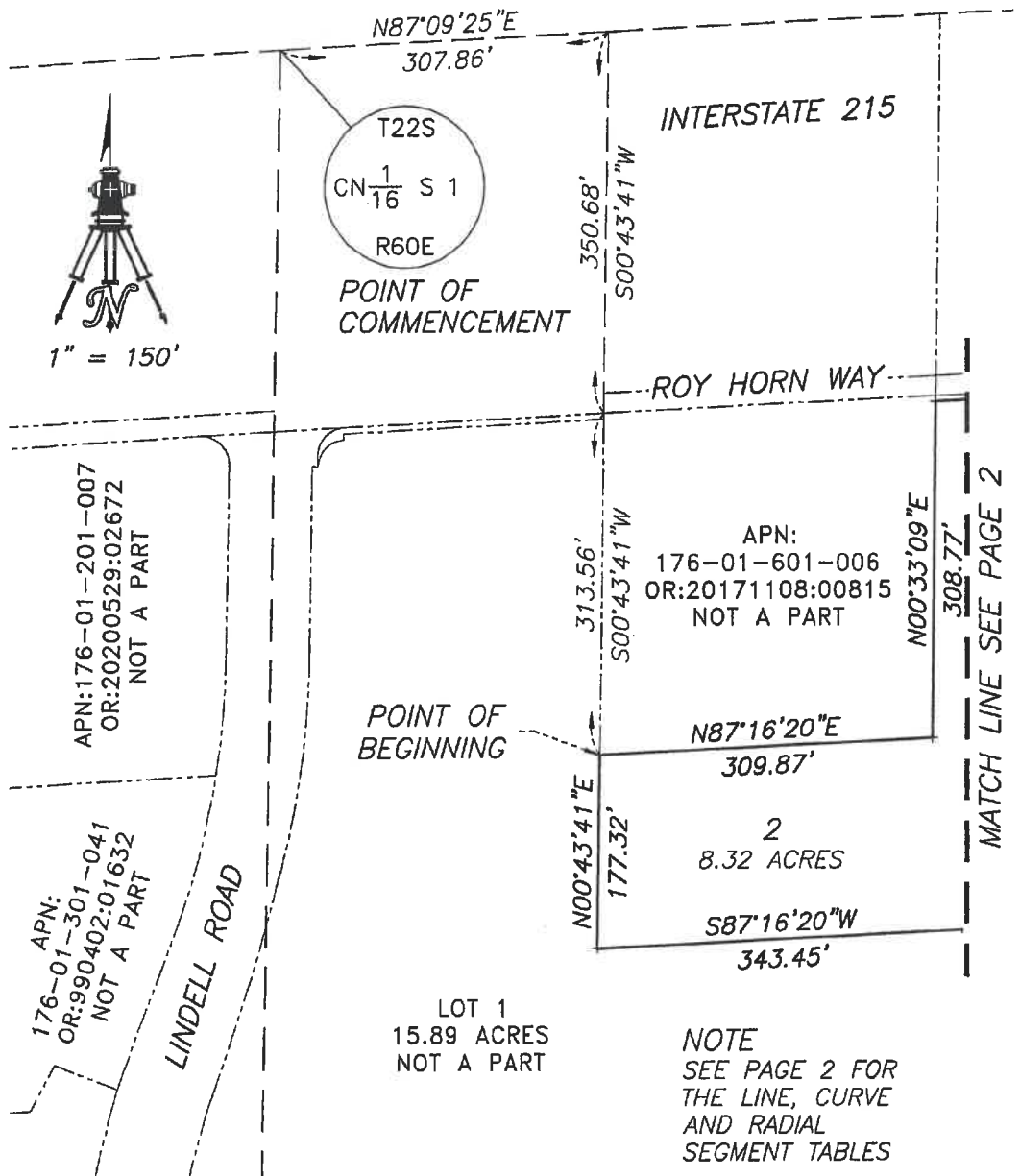
LEASE AREA EXHIBIT



T22S  
CN  $\frac{1}{16}$  S 1  
R60E

POINT OF COMMENCEMENT

POINT OF BEGINNING



APN: 176-01-201-007  
OR: 20200529:02672  
NOT A PART

APN: 176-01-301-041  
OR: 990402:01632  
NOT A PART

APN: 176-01-601-006  
OR: 20171108:00815  
NOT A PART

LOT 1  
15.89 ACRES  
NOT A PART

NOTE  
SEE PAGE 2 FOR  
THE LINE, CURVE  
AND RADIAL  
SEGMENT TABLES

P:\SWI\19210 CC MAPPING\DWG\MAP\PM\PM2\LEASES\EXHIBITS\19210-LEASE-LOT2.DWG

<p>WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING</p>	<p>EXHIBIT "B" LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA</p>
<p>5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118</p>	<p>PAGE 1 OF 3</p>



LEASE AREA EXHIBIT

LINE	BEARING
R1	S35°33'29"E
R2	N72°09'58"W
R3	S70°35'06"E
R4	S75°54'35"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	93°05'14"	20.00'	32.49'	21.11'

LINE	BEARING	DISTANCE
L1	S02°53'04"E	5.00'
L2	S89°47'51"E	5.00'
L3	N39°46'43"W	25.98'

P:\SWI\19210 CC MAPPING\DWG\MAP\PM\PM2\LEASES\EXHIBITS\19210-LEASE-LOT2.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA
	PAGE 3 OF 3



**BELTWAY BUSINESS PARK OFFICE NO. 2, LLC  
SECOND AMENDMENT TO LEASE AGREEMENT  
APNs 176-01-601-021, 176-01-601-023 ptn  
Reduce by ±1.50 Acres**

