

1 **RESOLUTION NO. R-29-2025**

2 **RESOLUTION CONSENTING TO CERTAIN UNDERTAKINGS OF THE CITY OF LAS VEGAS**  
3 **REDEVELOPMENT AGENCY IN CONNECTION WITH THE OWNER PARTICIPATION**  
4 **AGREEMENT (“OPA”) BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY**  
5 **(“AGENCY”) AND TEN15 HUNTRIDGE LLC (“OWNER”) FOR THE PROJECT (“PROJECT”)**  
6 **CONCERNING THE DEVELOPMENT OF IMPROVEMENTS TO REAL PROPERTY DESCRIBED**  
7 **AS APN 162-03-516-003**

8 WHEREAS, the City of Las Vegas Redevelopment Agency (the "Agency") adopted on March 5,  
9 1986, that plan of redevelopment entitled, to-wit: the Redevelopment Plan for the Downtown Las Vegas  
10 Redevelopment Area pursuant to Ordinance 3218, which Redevelopment Plan has been subsequently  
11 amended on February 3, 1988, by Ordinance 3339; April 11, 1992, by Ordinance 3637, on November 4,  
12 1996, by Ordinance 4036, on December 17, 2003, by Ordinance 5652 and on May 17, 2006, by Ordinance  
13 5830, and on December 16, 2015, by Ordinance 6448 (the "Redevelopment Plan"); and

14 WHEREAS, the Redevelopment Plan identifies and designates an area within the corporate  
15 boundaries of the City of Las Vegas (the “Redevelopment Area”) as in need of redevelopment in order to  
16 eliminate the environmental deficiencies and blight existing therein; and

17 WHEREAS, TEN15 Huntridge LLC is the owner of real property located at 1110 E. Charleston  
18 Boulevard, Las Vegas, NV 89104; APN: 162-03-516-003 (the “Site”); and

19 WHEREAS, the Owner is undertaking certain improvements to the Site in accordance with the goals  
20 and objectives of the Redevelopment Plan; and

21 WHEREAS, the City Council of the City of Las Vegas has considered the findings that the  
22 development of improvements to a building, facilities, structures or other improvements to be located at the  
23 Site are of benefit to the Redevelopment Area or the immediate neighborhood in which the Redevelopment  
24 Area is located; and

25 WHEREAS, the City Council of the City of Las Vegas has considered the findings that no other  
26 reasonable means of financing the building, facilities or structures or other improvements on the Site are  
available; and

WHEREAS, the City Council of the city of Las Vegas has considered the undertakings of the Agency

1 in connection with the OPA ( attached hereto as Exhibit A), which provides for the reimbursement of  
2 Developer of a portion of the costs of constructing the improvements of the Project, all as more fully set forth  
3 in the OPA.

4 NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Las Vegas  
5 hereby finds and determines that the construction of the Project is of benefit to the Redevelopment Area or  
6 the immediate neighborhood in which the Redevelopment Area is located; and

7 RESOLVED FURTHER, that the City Council of the City of Las Vegas hereby finds and determines  
8 there are no reasonable means of financing those buildings, facilities, structures or other improvements on  
9 the Site; and

10 RESOLVED FURTHER, that the City Council of the City of Las Vegas hereby consents to the  
11 undertakings of the Agency in connection with the OPA with the Owner concerning the development of the  
12 Site as set forth in the OPA.

13 THE FOREGOING RESOLUTION was passed, adopted and approved this \_\_\_\_\_ day of  
14 \_\_\_\_\_, 2025.

15 CITY OF LAS VEGAS

16 BY \_\_\_\_\_  
17 SHELLEY BERKLEY, Mayor

18 ATTEST:

19 \_\_\_\_\_  
20 DR. LUANN D. HOLMES, MMC  
City Clerk

21 APPROVED AS TO FORM

22  5-6-25  
Deputy City Attorney Date

23 Sandra D. Turner  
24 Deputy City Attorney

25 Resolution No. \_\_\_\_\_-2025

RDA/CC Meeting: \_\_\_\_\_/\_\_\_\_\_/2025

RDA Item: \_\_\_\_\_ CC Item: \_\_\_\_\_

**“EXHIBIT A”**

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**CITY OF LAS VEGAS REDEVELOPMENT AGENCY  
OWNER PARTICIPATION AGREEMENT**

THIS OWNER PARTICIPATION AGREEMENT (the "Agreement") is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body organized and existing under the community development laws of the State of Nevada (hereinafter referred to as the "Agency") and TEN15 HUNTRIDGE LLC, a Nevada limited liability company (hereinafter referred to as the "Owner").

**Recitals**

WHEREAS, the Agency administers funds of the Agency for the purposes of assisting business owners and landlords to attract or maintain businesses in the Agency redevelopment area and to support investment into existing commercial and residential structures in the Agency redevelopment area and to attract to or maintain housing in such redevelopment area; and

WHEREAS, the purpose of this Agreement is to effectuate the Redevelopment Plan (the "Redevelopment Plan") for the Las Vegas Redevelopment Area (the "Redevelopment Area") by providing for the redevelopment of certain real property (the "Site") included within the boundaries of the Redevelopment Area.

WHEREAS, the development of the Site pursuant to this Agreement and the fulfillment generally of this Agreement are in the vital and best interests of the City of Las Vegas, Nevada (the "City"), and the health, safety and welfare of its residents, and in accord with the public purposes and provisions of applicable federal, state and local laws and requirements.

WHEREAS, Owner has agreed to construct the Project Improvements (defined below); and

WHEREAS, the Agency shall reimburse the Owner for any pre-approved improvements ("Project Improvements"), which the Agency has determined are significant in character, up to a maximum of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) (the "Agency Funds"); and

WHEREAS, the Owner desires that the Agency participate in the cost of the Project Improvements pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Agency and Owner do hereby agree as follows:

SECTION 1: SCOPE OF AGREEMENT. The purpose of this Agreement is to effectuate the Redevelopment Plan by contributing funds for Project Improvements to that certain commercial project described in Attachment "1", attached and incorporated herein by reference ("Project"). Implementation of this Agreement will further the goals and objectives of the Redevelopment Plan. This Agreement is subject to the provisions of the Redevelopment Plan which the City Council of the City of Las Vegas adopted on March 5, 1986, by Ordinance No. 3218, as amended. Said Redevelopment Plan, as it now exists and as it may be subsequently amended, is incorporated herein by reference and made a part hereof as though fully set forth herein.

SECTION 2: PARTIES TO THE AGREEMENT. Agency is a public body, corporate and politic, exercising governmental functions and powers, and organized and existing under the Community Redevelopment Law

of the State of Nevada (NRS 279.382, et seq.). The principal office of the Agency is located at 495 S. Main Street, Las Vegas, Nevada 89101. "Agency", as used in this Agreement, includes the City of Las Vegas Redevelopment Agency and any assignee of or successor to its rights, powers and responsibilities.

The Owner is TEN15 HUNTRIDGE LLC, a Nevada limited liability company, whose address is 530 Paradise Road, C-214, Las Vegas, Nevada 89119. Wherever the term "Owner" is used herein, such term shall include any permitted nominee, assignee or successor in interest as herein provided.

The qualifications and identity of the Owner and of the Managing Member and Members are of particular concern to the City and Agency, and it is because of such qualifications and identity that Agency has entered into this Agreement with the Owner. No voluntary or involuntary successor in interest of Owner shall acquire any rights or powers under this Agreement except as expressly set forth herein. This Agreement may be terminated by Agency if there is any significant change (voluntary or involuntary) in Owner prior to the completion of the development of the Site as evidenced by the issuance of a Certificate of Completion therefor.

The Owner shall not assign all or any part of this Agreement without the prior written approval of Agency, which approval may be withheld by Agency at Agency's sole discretion.

The Owner hereby represents and warrants to Agency that Owner owns fee title to the Site necessary for the Project. Proof of ownership is evidenced in a recorded Grant, Bargain and Sale Deed dated October 10, 2024 a copy of which is attached hereto as Attachment "2".

Owner agrees to use its best efforts in complying with Agency Employment Plan Policy attached hereto as Attachment "7".

Owner hereby represents and warrants to Agency that Owner has obtained all financing and other resources necessary to pay for all costs of the construction and full completion of the Project Improvements.

### SECTION 3: IMPROVEMENTS TO THE PROJECT AND PROJECT BUDGET.

Owner shall complete the Project Improvements according to the Scope of Work, which is attached hereto as Attachment "5" and by this reference is made a part hereof. As part of the Project, Owner agrees to install those improvements set forth and described on Attachment "5". The Scope of Work shall provide a line item budget, acceptable to the Agency, for all work to be performed. Within thirty (30) days of execution of this Agreement by the Agency, Owner agrees to commence, or cause the commencement of the Project Improvements, pursuant to the plans and other documents submitted by Owner and approved by Agency. Commencement of Project Improvements is defined as paying for permits. The Project Improvements shall be completed by May 21, 2026. Owner may request in writing, two (2) one hundred-eighty (180) day extension of time which may be given for completion of the Project Improvements upon approval of the Agency, which approval shall be at the sole and absolute discretion of Agency. The Project Improvements also shall be referred to as the "Project" hereinafter. The Agency during construction of the Project Improvements shall maintain a right of access to the Project in order to determine the status of the construction of the Project Improvements and compliance with this Agreement, provided that the Agency gives the Owner a minimum of twenty-four (24) hours written, advance notice prior to entering the commercial building. Owner acknowledges and agrees that Agency has agreed to enter into this Agreement in reliance upon Owner's strict agreement to commence and complete the Project Improvements by the required dates and any failure of Owner to commence and complete the Project Improvements by the required dates will be a material default of Owner under this Agreement giving Agency the right to immediately terminate this Agreement.

Owner hereby acknowledges and agrees that (i) Agency is not involved in any way with the design and construction of the Project Improvements, (ii) Agency does not warrant in any manner the suitability or construction of the Project Improvements, (ii) except for the payment of the Agency Funds pursuant to the terms of this Agreement, Agency is not in any way or manner obligated or liable for the payment of the cost of the Project Improvements and (iii) Owner hereby releases and waives any and all claims and causes of action against Agency in any way related to the design, construction and payment for the Project Improvements.

Owner shall assume and be responsible for, and shall protect, indemnify, defend and hold harmless Agency and the City, and their respective officers, members, consultants, agents and employees, from and against any and all claims, demands, liabilities, losses, expenses and/or costs (including reasonable attorneys' fees and court costs) incurred by Agency or the City which may arise out of or in any manner be connected with the subject matter of this Agreement, including the construction of the Project Improvements, regardless of the presence or absence of negligence on the part of Owner or other third party.

SECTION 4: CONTRACTOR SELECTION REQUIREMENTS. If the Project exceeds \$10,000, then the Owner in compliance with NRS 279.498 must obtain three (3) or more competitive bids from properly licensed contractors. If Owner is unable to obtain three (3) or more competitive bids, Owner shall provide the Agency, upon request, with documentation detailing when and which licensed contractor(s) were contacted.

SECTION 5: DISBURSEMENT OF AGENCY FUNDS. Subject to Owner fulfilling the conditions precedent to receiving reimbursement below, Agency agrees to reimburse Owner for the cost of the Project Improvements not to exceed Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) toward the costs of the Project Improvements ("PI Reimbursement"). In order for Owner to qualify for the PI Reimbursement, the following conditions must be met ("Conditions"):

- (i) The Project must be completed in conformance with Attachment "5";
- (ii) All of the Project Improvements must be completed in conformance with Attachment "5" as established by photographs in formats approved by Agency;
- (iii) Agency has completed an inspection and review of the Site and determined that all the Project Improvements have been fully completed pursuant to the plans and other documents submitted by Owner and approved by Agency in accordance with this agreement. Owner agrees to facilitate and cooperate with Agency in conducting such review and inspection of the Site. Owner shall provide Agency with such other documentation as reasonably required by Agency in connection with such inspection and review.
- (iv) A certificate of occupancy must be issued by the City of Las Vegas permitting occupancy and use of the Project for its intended use;
- (v) The issuance of a City of Las Vegas business license for Owner at the location of the Project;
- (vi) Owner has submitted to Agency proof in the form of materials and other information required by Agency that the cost of construction of the Project Improvements has been paid in full and that there are no outstanding mechanics liens or claims related to the Project. Such proof shall include, but not limited to, the following: invoices and/or receipts, dated, marked paid and cancelled checks and/or credit card statements showing payment;
- (vii) Owner and Agency have both executed and acknowledged that Façade Easement in the form attached hereto as Attachment "3" hereto which Owner agrees will be recorded against the Site.

(viii) Owner and Agency have both executed and acknowledged that Building Façade Maintenance Agreement in the form attached hereto as Attachment "4" hereto which Owner agrees will be recorded against the Site.

Upon the fulfillment of the conditions set forth in this Section 5, Agency shall pay the PI Reimbursement to Owner within forty-five (45) days. Disbursement of the PI Reimbursement shall be made to as directed in writing by Owner upon completion of all of the following conditions for the benefit of Agency:

Owner agrees that in the event all of the Conditions are not fulfilled within twenty-four (24) months from the effective date of this Agreement, then Agency shall have the right to terminate this Agreement upon written notice to Owner. Upon such termination, this Agreement shall be null and void and Agency shall thereafter have no obligation to make the PI Reimbursement to Owner.

SECTION 6: COMPLIANCE WITH APPLICABLE LAWS, RULES AND/OR REGULATIONS. Owner must comply with all development standards applicable to the Scope of Work, including but not limited to, the Zoning Code of the City of Las Vegas, the Building Code of the City of Las Vegas, and the Fire Code of the City of Las Vegas and all other applicable laws, rules and/or regulations.

SECTION 7: PROHIBITION AGAINST TRANSFER OF SITE, THE BUILDINGS OR STRUCTURES THEREON AND ASSIGNMENT OF AGREEMENT

The Owner shall not, except as expressly permitted by this Agreement, sell, transfer, convey, assign or lease the whole or any part of the Site or the buildings or improvements thereon without the prior written approval of Agency. This prohibition shall not apply subsequent to the issuance of the Certificate of Completion with respect to the Site and the payment of the PI Reimbursement to Owner. This prohibition shall not be deemed to prevent (i) the granting of easements or permits to facilitate the development of the Site or (ii) the granting of a mortgage to finance the construction of the Project Improvements. In the absence of specific written agreement by Agency, no such transfer, assignment or approval by Agency shall be deemed to relieve the Owner or any other party from any obligations under this Agreement until completion of development as evidenced by the issuance of a Certificate of Occupancy issued by the City of Las Vegas Building Dept.

SECTION 8: (BLANK SECTION)

This Section intentionally left blank.

SECTION 9: UNRELATED IMPROVEMENTS. Nothing herein is intended to limit, restrict or prohibit the Owner from undertaking any other work in or about the subject premises which is unrelated to Scope of Work provided for in this Agreement.

SECTION 10: COMPLIANCE WITH THE REDEVELOPMENT PLAN AND EMPLOYMENT PLAN. The Agency finds that the Project as contemplated by this Agreement complies with the Owner's Participation Program Guidelines and therefore would be deemed a substantial benefit to the Redevelopment Area. The Agency finds that the Project, upon completion, would achieve one or more of the following:

1. Encourage new commercial development;
2. Create or retain jobs for nearby residents;
3. Increase local revenues from private revenue sources;
4. Increase levels of human activity in the Redevelopment Area;
5. Possess attributes that are unique, either as to type of use or level of quality and design;

6. Require for their construction, installation or operation the use of qualified and trained labor; or
7. Demonstrate greater social or financial benefits to the community that would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.

The Agency has also considered the opinions of persons who reside in the Redevelopment Area or the immediate vicinity of the Redevelopment Area. In addition, the Agency has compared the level of spending proposed by the Agency and the projections of future revenue made on the buildings, facilities, structures or other improvements.

Owner has declared that no other reasonable means of financing are available to undertake the Project Improvements because the return on investment is not reasonable and the improvements are being financed through cash on hand and/or debt financing through a private lender. Furthermore, Owner will undertake the Project Improvements contemplated in the Agreement through resources reasonably available to Owner pursuant to the Participant Affidavit and Agency Employment Plan Policy, attached hereto as Attachment "7" and by this reference made a part hereof.

Owner has also declared and provided the Agency with an Employment Plan, which shall be deemed a part hereof. Owner, for Owner and its successors and assigns, represent that in the construction of Project Improvements, Owner shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, ancestry or national origin.

SECTION 11: CONFLICTS OF INTEREST AND DISCLOSURE REQUIREMENTS. No member, official or employee of the Agency shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested. Owner warrants to Agency that it not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement. No member, official or employee of the Agency shall be personally liable to the Owner in the event of any default or breach by the Agency or for any amount which may become due to the Owner or on any obligations under the terms of this Agreement. Pursuant to Resolution RA-4-99 adopted by the governing board of the Agency effective October 1, 1999, Owner warrants that is has disclosed, on the Disclosure of Principals form attached hereto as Attachment "6" and incorporated herein by reference, all persons and entities holding more than 1% (one percent) interest in Owner or any principal member of Owner. Until such time as the Agency Funds are disbursed, Owner shall notify Agency in writing of any material change in the above disclosure within fifteen (15) days of any such change.

SECTION 12: DEFAULTS AND REMEDIES; JURISDICTION.

- (a) The following shall constitute an "Owner Event of Default":
  - (i) Owner transfers or assigns, or attempts to transfer or assign the rights, benefits or duties under this Agreement, or in the Site or any improvements thereon, in violation of the provisions of Section 7 or Section 2;
  - (ii) Owner fails to proceed with, abandons or substantially suspends the construction of the Project Improvements required by this Agreement for more than thirty (30) days;
  - (iii) any of the representations and warranties of Owner are untrue in any material respect;

- (iv) Owner fails to perform any other material obligation imposed under the provisions of this Agreement; or
- (v) the filing of a petition or the institution of proceedings of, by, or against Owner pursuant to the Bankruptcy Reform Act of 1978, as amended, or any successor statute or pursuant to any state bankruptcy, insolvency, moratoria, reorganization, or similar laws which is not dismissed within ninety (90) days; or Owner's making a general assignment for the benefit of its creditors or the entering by Owner into any compromise or arrangement with its creditors generally; or Owner's becoming insolvent in the sense that Owner is unable to pay its debts as they mature or in the sense that Owner's debts exceed the fair market value of Owner's assets.

In the event of Owner Event of Default, Agency shall have, in addition to all other rights and remedies available to Agency, the right to terminate, and this Agreement shall so terminate, on the date that the written notice of termination is received by the Owner or such other date as may be specified in the written notice. If the PI Reimbursement has not been disbursed to the Owner, Agency shall be relieved of the obligation to disburse the PI Reimbursement to Owner.

(b) Any legal actions related to this Agreement must be instituted in the District Court, County of Clark, State of Nevada, in any other appropriate court in that county, or in the Federal District Court in the appropriate district of Nevada. The non-defaulting party may also, at its option, cure the breach and sue in any court of proper jurisdiction to collect the reasonable costs incurred by virtue of curing or correcting the defaulting party's breach.

SECTION 13: ENFORCED DELAY. Any party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, acts of the public enemy, epidemics, quarantine, restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation, including delays beyond the reasonable control of Agency, unusually severe weather, inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier, acts of another party, acts or the failure to act of any public or governmental agency or entity (except that acts or the failure to act of Agency shall not excuse performance by Agency) or any other causes beyond the control or without the fault of the party claiming an extension of time to perform. An extension of time for any such cause shall only be for the period of the enforced delay, which period shall commence to run from the time of the commencement of the cause. If, however, notice by the party claiming such extension is sent to the other parties more than thirty (30) days after the commencement of the cause, the period shall commence to run only thirty (30) days prior to the giving of such notice.

SECTION 14: SUBSEQUENT AGENCY APPROVALS. Any approvals of the Agency required and permitted by the terms of this Agreement may be given by the Executive Director of the Agency or such other person that the Executive Director designates in writing.

SECTION 15: TERM. Unless sooner terminated pursuant to the terms of this Agreement, the term of this Agreement shall expire at the earlier of (i) disbursement of the Agency Funds by Agency and (ii) 365 days after the Effective Date.

SECTION 16: SEVERABILITY. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision shall be invalidated, it shall be deemed to be severed from this Agreement and the remaining provisions shall remain in full force and effect.

SECTION 17: GOVERNING LAW. The interpretation and enforcement of this Agreement shall be governed in all respects by the laws of the State of Nevada.

SECTION 18: NOTICES. Notices shall be in writing and shall be given by personal delivery, by deposit in the United States mail, certified mail, return receipt requested, postage prepaid, or by express delivery service, freight prepaid, in each case by delivery to the Owner and the Agency at the addresses set forth in this Agreement or at such other address as a party may designate in writing. The date notice given shall be the date on which the notice is delivered, if notice is given by personal delivery, or five (5) calendar days after the date of deposit in the United States mail or with an express delivery service.

If to the Agency: City of Las Vegas Redevelopment Agency  
495 S. Main Street, 6<sup>th</sup> Floor  
Las Vegas, Nevada 89101  
Attention: Dina Babsky, Director

With a copy to: City Attorney Office  
City Hall  
495 South Main, 6<sup>th</sup> Floor  
Las Vegas, Nevada 89101  
Attention: John Ridilla, Assistant City Attorney

If to the Owner: TEN15 Huntridge LLC  
5030 Paradise Road, C-214  
Las Vegas, Nevada 89119  
Attention: J Dapper, Managing Member

SECTION 19: CAPTIONS. The captions contained in this Agreement are for the convenience of the parties and shall not be construed so as to alter the meaning of the provisions of the Agreement.

SECTION 20: ENTIRE AGREEMENT, WAIVERS AND AMENDMENTS. THIRD PARTY RIGHTS. This Agreement is executed in three duplicate originals, each of which is deemed to be an original. This includes Attachment "1" through Attachment "7" inclusive, attached hereto and incorporated herein by reference, all of which constitute the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of Agency and Owner and no waiver of one provision shall be construed as a waiver of that provision in the future or as a waiver of any other provision. All amendments hereto must be in writing and signed by the appropriate authorities of Agency and Owner. Nothing in this Agreement shall confer upon any other third party of any type or sort other than the Owner and Agency any rights or remedies under or by reason of this Agreement, including, without limitation, any parties providing and/or supplying labor and/or materials to the Project and any claims or causes of action that any third party may have related to payment for labor and/or materials provided and/or supplied to the Project.

SECTION 21: COUNTERPARTS; ELECTRONIC DELIVERY. This Agreement may be executed in counterparts, all such counterparts will constitute the same contract and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies

hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the parties hereto, regardless of whether originals are delivered thereafter.

SECTION 22: TIME FOR AGENCY TO ACCEPT AGREEMENT. This Agreement has been approved on \_\_\_\_\_, 2025 by the Agency. The effective date of this Agreement shall be the date when this Agreement has been signed by the Agency ("Effective Date").

EXECUTION BLOCKS ON NEXT PAGE

Date of Agency Approval:

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

\_\_\_\_\_, 2025

By: \_\_\_\_\_  
SHELLEY BERKLEY, CHAIR

ATTEST:

\_\_\_\_\_  
LUANN D. HOLMES, MMC  
Secretary

APPROVED AS TO FORM:

*Sandra D. Turner*  
\_\_\_\_\_  
Counsel to the Agency      Date *5-6-25*

**Sandra D. Turner**  
Deputy City Attorney

TEN15 HUNTRIDGE LLC

By: \_\_\_\_\_  
J. CHRISTOPHER DAPPER

Its: MANAGING MEMBER

## LIST OF ATTACHMENTS

ATTACHMENT " 1 "	LEGAL DESCRIPTION OF THE PROJECT
ATTACHMENT " 2 "	PROOF OF OWNERSHIP OR LEASEHOLD INTEREST
ATTACHMENT " 3 "	FORM OF FAÇADE EASEMENT AGREEMENT
ATTACHMENT " 4 "	FORM OF BUILDING FAÇADE MAINTENANCE AGREEMENT
ATTACHMENT " 5 "	SCOPE OF WORK
ATTACHMENT " 6 "	DISCLOSURE OF PRINCIPALS – PROPERTY OWNER
ATTACHMENT " 7 "	PARTICIPANT AFFIDAVIT & AGENCY EMPLOYMENT PLAN POLICY

**ATTACHMENT 1**  
**LEGAL DESCRIPTION OF THE SITE**

EXHIBIT "A"

**DESCRIPTION – SURVEY AREA "B"**

A PORTION OF LOT 1 AS SHOWN IN BOOK 172, PAGE 76 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89°44'26" WEST, 410.10 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°15'34" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD, ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°44'26" EAST, 114.01 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°16'57" WEST, 380.10 FEET; THENCE NORTH 89°46'07" WEST, 114.57 FEET; THENCE NORTH 00°22'08" EAST, 379.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 43,385 SQUARE FEET, MORE OR LESS.

B

FURTHER DEPICTED AS SURVEY AREA "A" AS SHOWN IN THAT CERTAIN RECORD OF SURVEY IN FILE 236, PAGE 100 OF SURVEYS, RECORDED APRIL 16, 2024 IN BOOK 20240416, AS INSTRUMENT NO. 00546, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

**BASIS OF BEARINGS**

NORTH 89°45'34" WEST, BEING THE BEARING OF THE CENTERLINE OF FRANKLIN AVENUE AS SHOWN IN FILE 228, PAGE 73 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

PAUL BURN, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 11174



ATTACHMENT 2

PROOF OF OWNERSHIP OR LEASEHOLD INTEREST

A.P.N.: 162-03-516-003  
File No: NCS-1219089-HHLV (BB)  
R.P.T.T.: §Exempt 3

Inst #: 20241010-0001457  
Fees: \$42.00  
RPTT: \$0.00 Ex #: 003  
10/10/2024 03:30:07 PM  
Receipt #: 5711227  
Requestor:  
First American Title Insu  
Recorded By: ARNVI Pgs: 4  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: ERECORD  
Ofc: ERECORD

When Recorded Mail To: Mail Tax Statements To:  
Ten15 Huntridge LLC  
5030 Paradise Road, Ste C-214  
Las Vegas, NV 89119

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ten15 Huntridge LLC, a Nevada limited liability company

do(es) hereby GRANT, BARGAIN and SELL to

Ten15 Huntridge LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND MADE A PART HEREOF MARKED AS  
EXHIBIT "A"

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Dated as of: June 28, 2024

ASSESSOR'S COPY

Ten15 Huntridge LLC, a Nevada limited liability company

By: Ten15 Development, LLC, a Nevada limited liability company, its Manager

\* J. Christopher Dapper

J. Christopher Dapper, Manager

STATE OF Nevada )  
COUNTY OF Clark )  
:ss.

This instrument was acknowledged before me on this:  
26 day of June, 2024

J. Christopher Dapper / ~~Scott Silver~~ as Manager(s) of Ten15 Development, LLC, a Nevada limited liability company as Manager of Ten15 Huntridge LLC, a Nevada limited liability company

  
\_\_\_\_\_

Trent D Thomas

Notary Public  
(My commission expires: 6-11-2026)

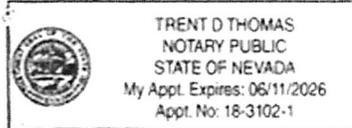


EXHIBIT "A"

DESCRIPTION – SURVEY AREA "B"

A PORTION OF LOT 1 AS SHOWN IN BOOK 172, PAGE 76 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89°44'26" WEST, 410.10 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°15'34" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD, ALSO BEING THE **POINT OF BEGINNING**, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°44'26" EAST, 114.01 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°16'57" WEST, 380.10 FEET; THENCE NORTH 89°46'07" WEST, 114.57 FEET; THENCE NORTH 00°22'08" EAST, 379.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 43,385 SQUARE FEET, MORE OR LESS.

FURTHER DEPICTED AS SURVEY AREA "A" AS SHOWN IN THAT CERTAIN RECORD OF SURVEY IN FILE 236, PAGE 100 OF SURVEYS, RECORDED APRIL 16, 2024 IN BOOK 20240416, AS INSTRUMENT NO. 00546, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

**BASIS OF BEARINGS**

NORTH 89°45'34" WEST, BEING THE BEARING OF THE CENTERLINE OF FRANKLIN AVENUE AS SHOWN IN FILE 228, PAGE 73 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

PAUL BURN, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 11174



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 162-03-516-003
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land      b)  Single Fam. Res.
- c)  Condo/Twnhse      d)  2-4 Plex
- e)  Apt. Bldg.      f)  Comm1/Ind1
- g)  Agricultural      h)  Mobile Home
- i)  Other

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption: to create separate parcel

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: \_\_\_\_\_ Capacity: Grantor & Grantee  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Ten15 Hundridge LLC  
Address: 5030 Paradise Road, Ste C-214  
City: Las Vegas  
State: NV Zip: 89119

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Ten15 Huntridge LLC  
Address: 5030 Paradise Road, Ste C-214  
City: Las Vegas  
State: NV Zip: 89119

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Company National Commercial  
Print Name: Services File Number: NCS-1219060-HHLV BB/ BB  
Address: 8311 W. Sunset Road, Suite 100  
City: Las Vegas State: NV Zip: 89113

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**ATTACHMENT 3**

**FORM OF FACADE EASEMENT**

**APN: 162-03-516-003**

RECORDING REQUESTED BY

CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY

AND WHEN RECORDED RETURN TO:

City of Las Vegas Redevelopment Agency  
495 South Main Street, 6<sup>th</sup> Floor  
Las Vegas, NV 89101  
ATTN: Operations Officer

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**FACADE EASEMENT AGREEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TEN15 HUNTRIDGE LLC, a Nevada limited liability company ("Grantor"), does hereby grant to the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body, corporate and politic ("Grantee"), a nonexclusive facade easement (the "Facade Easement") in gross on and upon a portion of the real property described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"). The precise description of the area of the facade easement is described in Exhibit B attached hereto and incorporated hereby by reference (the "Facade Easement Area").

1. Grantee is responsible for carrying out the Redevelopment Plan for the City of Las Vegas Redevelopment Area (the "Redevelopment Area"). In furtherance of the Redevelopment Plan, Grantor and Grantee entered into an Owner's Participation Agreement and Grant of Facade Easement dated \_\_\_\_\_ (the "OPA Agreement") which required the Grantor to improve the facades(s) of the building(s) on the Property in accordance with the OPA Agreement and Grantee's Guidelines.

2. Grantor shall maintain the Property and the Facade Easement Area in accordance with this Facade Easement Agreement, including without limitation, the provisions set forth in the Building Facade Maintenance Agreement, recorded against the Property by separate instrument. Grantor agrees that all material future changes to the exterior surface of the facades of the building that have been improved on the Property shall be subject to the approval of the Grantee, which approval shall not be unreasonably withheld. The Facade Easement granted herein shall terminate on the date which is five (5) years from the date of recordation of this Facade Easement.

3. Grantee may use the Facade Easement for the purpose of ensuring the repair and maintenance of the Facade Easement Area, including the Facade Improvements to be constructed thereon, in accordance with this Facade Easement Agreement.

4. The Facade Easement shall include ancillary rights of ingress and egress over any portion of the Property that is necessary in order to repair and maintain the Facade Improvements located on and within the Facade Easement Area.

5. Grantor covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, ancestry, age, sexual preference, physical handicap or medical condition in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall Grantor or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

6. The Grantee shall not use or exercise any right granted by this Facade Easement Agreement or do anything in a manner that will damage or impair the Facade Easement Area or the structural integrity of the building.

7. In the event of a violation of this Façade Easement Agreement by Grantor, the Grantee may, following reasonable notice to Grantor and after allowing thirty (30) days to correct said violation, institute a suit to enjoin such violation and to require the restoration of the Facade Improvements to their prior condition. In the alternative, the Grantee may enter upon the Property, correct any such violation and hold the Grantor and, his or her heirs, successors and assigns, responsible for the costs thereof in accordance with this Facade Easement Agreement and Building Facade Maintenance Agreement.

8. Grantor shall have the option to repurchase the Facade Easement granted herein (the "Option") from the Grantee pursuant to the terms and conditions set forth hereunder.

a. Option Term. The term of the Option (the "Option Term") shall commence thirty (30) days after recordation of the Facade Easement and shall continue until five (5) years from the date of the recordation of this Façade Easement. In order to exercise the Option, the Grantor must give sixty (60) days written notice to the Grantee that Grantor wishes to exercise the Option.

b. Repurchase Price. If the Grantor exercises the Option, the Grantee agrees to sell and the Grantor agrees to repurchase the Facade Easement in an amount equal to the unamortized portion of the RePurchase Price amortized on a straight-line basis over five (5) years. The Repurchase Price and Amortization Schedule are set out in Exhibit C, attached hereto and incorporated herein (the "Amortization Schedule").

c. Title, Escrow and Closing Costs. The Grantor shall pay for all title, escrow and closing costs and fees associated with the repurchase of the Facade Easement. The Grantor and Grantee shall

cooperate in good faith and execute such documents and take such actions as may be necessary to effectuate such repurchase.

10. The obligations and benefits imposed and granted in this Facade Easement Agreement shall be binding on Grantor and all successor owners of the Property and inure to the benefit of the Grantee, its successors and assigns and are intended to run with the land.

11. The provisions of this Facade Easement Agreement may be amended or terminated in full only by a written agreement between the Grantor and Grantee.

12. Nothing contained in this Facade Easement Agreement shall be deemed to be a gift or dedication of any portion of Property to the general public or for the general public for any public purpose whatsoever, it being the intention of the parties to this Facade Easement Agreement that the Facade Easement Agreement shall be strictly limited to and for the purposes expressed in this Facade Easement Agreement.

13. This Façade Easement Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

*[SIGNATURES ON FOLLOWING PAGE]*



ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025 by J. Christopher Dapper as Managing Member of TEN15 Huntridge LLC, a Nevada limited liability company.

\_\_\_\_\_  
Notary Public in and for said County and State

STATE OF NEVADA )  
 ) ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025 by Shelley Berkley as Chair of the City of Las Vegas Redevelopment Agency.

\_\_\_\_\_  
Notary Public in and for said County and State

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A"

DESCRIPTION – SURVEY AREA "B"

A PORTION OF LOT 1 AS SHOWN IN BOOK 172, PAGE 76 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89°44'26" WEST, 410.10 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°15'34" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD, ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°44'26" EAST, 114.01 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°16'57" WEST, 380.10 FEET; THENCE NORTH 89°46'07" WEST, 114.57 FEET; THENCE NORTH 00°22'08" EAST, 379.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 43,385 SQUARE FEET, MORE OR LESS.

FURTHER DEPICTED AS SURVEY AREA "A" AS SHOWN IN THAT CERTAIN RECORD OF SURVEY IN FILE 236, PAGE 100 OF SURVEYS, RECORDED APRIL 16, 2024 IN BOOK 20240416, AS INSTRUMENT NO. 00546, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

**BASIS OF BEARINGS**

NORTH 89°45'34" WEST, BEING THE BEARING OF THE CENTERLINE OF FRANKLIN AVENUE AS SHOWN IN FILE 228, PAGE 73 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

PAUL BURN, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 11174



## EXHIBIT B

### DESCRIPTION OF THE FACADE EASEMENT AREA

Facade Easement Area: The area consisting of the building face of said building, which is set back from and south side of East Charleston Boulevard as described in "*Attachment 1 – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, parking area, and other architectural projections.

The Facade Easement granted herein shall terminate five (5) years from the date of execution of the recordation of this Facade Easement without further action upon the City of Las Vegas Redevelopment Agency.

EXHIBIT C

FACADE EASEMENT REPURCHASE PRICE  
AMORTIZATION SCHEDULE

1. Amount of Repurchase Price: \$95,000.00 (Maximum)
2. Repurchase Price based on unamortized portion of Repurchase Price amortized on straight-line basis over five (5) years as follows:

Anytime during first year: \$95,000.00

Anytime during second year: \$76,000.00

Anytime during third year: \$57,000.00

Anytime during fourth year: \$38,000.00

Anytime during fifth year: \$19,000.00

After five full years from recordation  
of the Facade Easement Agreement: \$0.00

ATTACHMENT 4

FORM OF BUILDING FACADE MAINTENANCE AGREEMENT

APN: 162-03-516-003

RECORDING REQUESTED BY

CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY

AND WHEN RECORDED RETURN TO:

City of Las Vegas Redevelopment Agency  
495 South Main Street, 6<sup>th</sup> Floor  
Las Vegas, NV 89101  
ATTN: Operations Officer

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BUILDING FACADE MAINTENANCE AGREEMENT

**THIS BUILDING FAÇADE MAINTENANCE AGREEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2025, between TEN15 HUNTRIDGE LLC a Nevada limited liability company, hereinafter referred to as "Owner", and the CITY of LAS VEGAS REDEVELOPMENT AGENCY, a public body, corporate and politic, hereinafter referred to as "Agency" with reference to the following facts:

**WHEREAS**, Owner is the owner of that real property (the "Property") in the City of Las Vegas, County of Clark, State of Nevada, legally described in Exhibit " A " attached hereto by this reference, commonly known as 1110 E. Charleston Blvd., Las Vegas, Nevada and currently designated as Assessor's Parcel No. 162-03-516-003 and

**WHEREAS**, the Property is located within the City of Las Vegas Redevelopment Area (the "Redevelopment Area"), and in furtherance of the Redevelopment Plan for the Redevelopment Area, the Agency approved a Commercial Visual Improvement Program (the "Commercial VIP") for the purpose of revitalization and elimination of blighting influences in the Redevelopment Area; and

**WHEREAS**, Owner has rehabilitated the facades of the property facing the Facade Easement Area: The area consisting of the building face of said building, which faces the south side of E. Charleston Boulevard as described in "*Exhibit A – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, parking area, and other architectural projections.

Agency purchased a Facade Easement for the Property (hereinafter "the Facade Easement") which ensures that the building facades on the Property will be preserved in a manner consistent with the Owner Participation Agreement and Facade Easement Agreement, each dated \_\_\_\_\_ (the "OPA Agreement"); and

**WHEREAS**, by the terms of said Facade Easement Agreement, Owner is required to enter into an agreement for a period of five (5) years giving the Agency authority to lien the Property to ensure that the facade(s) covered by the Facade Easement, legally described in Exhibit "B" attached hereto (the "Facade Easement Area"), will be diligently maintained and that violations will be corrected promptly; and

**WHEREAS**, this Agreement is entered into to ensure that the Property is maintained because both parties recognize that diligent maintenance is an integral part of preservation of the Property and one of the considerations for Agency's purchase of the Facade Easement;

**NOW, THEREFORE, IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:**

1. Purpose. The purpose of this Agreement is to ensure diligent maintenance of the building facades on the Property facing public streets and/or alleys, the Facade Easement Area, in accordance with the plans approved by the City of Las Vegas Office of Redevelopment Agency and any other City of Las Vegas department that may have issued approvals and/or permits as of the date of this Agreement, or as may be otherwise approved by City during the term of this Agreement. Copies of the plans for the Facade Easement Area required to be maintained under this Agreement and which are incorporated herein by this reference, are on file with the City of Redevelopment Agency, c/o Economic and Urban Development, 495 S. Main Street, Las Vegas, NV 89101.
2. Duty to Maintain Property. Owner covenants and agrees, for itself, its lessees, successors and assigns during the term of this Agreement to diligently maintain and care for the Facade Easement Area in accordance with the plans approved by Agency. "Diligent maintenance" is persistent upkeep which employs the standard of care necessary to meet all requirements of applicable local ordinances and regulations and standards of workmanship in accordance with the generally accepted standards for maintenance observed by comparable uses located within the City of Las Vegas. In particular, Owner covenants that:
  - a) All exterior building facades shall be maintained, repaired, or used in accordance with the City of Las Vegas Building Code and the plans approved by, any and all, appropriate City of Las Vegas department(s) as of the date of this Agreement, or as may be otherwise approved by Agency during the term of this Agreement.
  - b) The exterior of the buildings and structures shall have effective weatherproofing and waterproofing, including non-deteriorated paint, uncracked or unbroken plaster, sound siding, sealing of doors and windows and adequate and approved roof covering.

- c) All exterior doors, door hardware, handles, locksets and latches shall be in safe and operable condition, free of cracks, splits, holes, inadequate fastening and warpage.
- d) All windows shall be secure, well-sealed, unbroken, and with undamaged frames. No window bars, grills or grates of any kind shall be installed without the express approval of the City of Las Vegas Department of Building and Safety.
- e) All exterior lighting, including but not limited to security, carport, stairway or balcony, and building lighting, must be operable at all times as required by the City of Las Vegas Building Code.

3. Agency's Right to Cure Owner's Default. Owner shall be in default of this Agreement if Owner breaches any of the Owner's obligations under Paragraph 2 above, and the breach is not cured within thirty (30) days (or such longer period as may be specified in the Notice of Breach (hereinafter defined)) after the Agency gives notice ("Notice of Breach") to the Owner of the failure to perform, which Notice of Breach shall specify in reasonable detail the conditions constituting the breach. The Agency's Executive Director ("Director") (or, if that position no longer exists, an Agency official with comparable duties) or the Director's designee may impose conditions on any extension of time to cure the breach, which conditions may include but are not limited to (i) requiring Owner to post a cash deposit or surety bond in the amount of the estimated cost of curing the breach or default, and (ii) requiring that Owner commence curing the breach or default by a specified date and thereafter diligently and in good faith continue to cure the breach until completion of the cure.

In the event of default, in addition to any other remedies available to Agency at law or in equity, Agency in its sole and absolute discretion may enter the Property and cure the default at Owner's cost at any time after giving not less than thirty (30) days' notice ("Notice of Default") to Owner, which Notice of Default shall state the Agency's intent to enter the Property and shall specify in reasonable detail the work or correction the Agency intends to perform.

4. Hold Harmless. Owner shall waive any and all claims for damage or loss as a result of Agency's entry onto the Property. Owner shall defend, indemnify and hold harmless Agency, its employees, officers, agents and contractors from and against any and all liability, loss, expense, including reasonable attorney's fees or claims for injury or damage caused by or as a result of the Agency, its employees, officers, agents or contractors entry onto the Property. Notwithstanding the foregoing, the above waiver and indemnity shall not apply with respect to any negligent acts or omissions or willful misconduct by the Agency, its employees, officers, agents and/or contractors.

5. Agency's Cost of Cure. If Agency, acting through its own employees or through its contractors, enters the Property and cures the breach or default, Agency shall perform the work in a reasonably efficient, cost effective and competitively priced manner. The cost of curing the default shall be due and payable within ten (10) days after delivery of an invoice to Owner, and if paid at a later date shall bear interest at the rate of 10% per annum from the date of the invoice until Agency is reimbursed

by Owner. Any warranties provided by Agency's contractors shall be assigned to Owner upon Owner's payment in full of the amounts due hereunder.

6. Additional Remedies. The Agency, in addition to the collection procedure set forth above in paragraph 4, may make the cost incurred in maintaining the Property a lien upon the Property by recording a notice with the Clark County, Nevada Recorder's Office. The lien may also include any and all costs incurred in recording the lien. The notice shall state that the Agency has incurred maintenance costs under the terms of this agreement and shall state the amount, together with a statement that it is unpaid. Such lien shall be immediately released upon Owner's payment of said costs.

7. Notices. Notices required or permitted to be given under the terms of this agreement shall be served personally, or by certified mail, return receipt requested, or by overnight courier, addressed as follows:

AGENCY: CITY OF LAS VEGAS REDEVELOPMENT AGENCY  
c/o Economic And Urban Development  
495 S. Main Street, 6th Floor  
Las Vegas, NV 89101  
Attn: Operations Officer

OWNER: TEN15 HUNTRIDGE, LLC  
Atten.: J. Christopher Dapper, Managing Member  
5030 Paradise Road, C-214  
Las Vegas, NV 89119

and, in the event that Owner hereafter conveys Property, to each successive Owner as shown on the tax rolls for Clark County.

8. Property Owner. If Owner conveys, grants or transfers the Property or a portion thereof to another, such grantee or transferee shall be responsible for complying with the terms and conditions of this agreement as to the Property or as to that portion thereof so conveyed and Owner shall have no further obligation hereunder as to said Property or that portion thereof. If Owner leases the Property or any portion thereof to another, the lease shall provide for Owner's right of entry to perform Owner's obligations under this agreement. The lease also shall provide for Agency's right of entry to inspect the Property for compliance with this Agreement and in the event of breach to perform required maintenance in accordance with the procedure set forth in Paragraph 3. Owner shall advise the Executive Director of the Agency in writing of any changes in address of Owner and of the names and addresses of any subsequent owners of the property or any portion thereof.

9. Miscellaneous Terms and Provisions.

a) If any provision of this Agreement is adjudged invalid, the remaining provisions of it are not affected.

b) Notice to Agency or Owner shall be considered to have been given when sent in the manner and to the addresses stated in Paragraph 6 above.

c) This writing contains a full, final and exclusive statement of the agreement of the parties.

d) By executing this Agreement, Owner, on its behalf and on behalf of any successor in interest, authorizes and grants to Agency or to Agency's agent, permission with forty-eight (48) hours advance notice to enter upon the Property subject to this Agreement to perform inspections of the facade improvements or to perform any work authorized by this Agreement in the event of breach by Owner of any covenant set forth in Paragraphs 2 above. However, the Agency shall coordinate the time of such inspections with the Owner in order to minimize the disruption of business or inconvenience to the Owner's customers.

3. Recordation: Covenant Running With the Land for Five Years. Upon recordation of the Facade Easement Agreement and execution of this Agreement by both parties, the Agency shall record this Agreement with the Clark County, Nevada Recorder's Office. Agency shall provide Owner a copy of the Agreement showing the Recorder's stamp.

This Agreement pertains to that area of the Property covered by the Facade Easement, and shall run with the land for a period of five (5) years from the date of recordation, including a period of time after the expiration of the Facade Easement. This Agreement binds the successors in interest of each of the parties to it.

4. Priority of Mortgage Lien. No breach of the covenants, conditions or restrictions of this Agreement shall defeat or render invalid the lien or charge or any first mortgage or deed of trust made in good faith and for value encumbering the Property, but all of said covenants, conditions and restrictions shall be binding upon and effective against any successor to the Owner whose title is derived through foreclosure or trustee's sale, or otherwise, with respect to the Property.

5. Attorneys' Fees. If any party to this Agreement resorts to a legal action to enforce any provision of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to any other relief to which it may be entitled. This provision applies to the entire Agreement.

6. Estoppel Certificate. Upon written request by Owner or a subsequent owner, Agency shall promptly execute and deliver an estoppel certificate, in a form reasonably approved by the Agency, addressed as indicated in the request, stating that the Property is in compliance with this Agreement, or not, and stating the amount of any outstanding fees or charges.



ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025 by  
J. CHRISTOPHER DAPPER as Managing Member of TEN15 Huntridge LLC

\_\_\_\_\_  
Notary Public in and for said County and State

STATE OF NEVADA )  
 ) ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025  
by SHELLEY BERKLEY as Chair of the City of Las Vegas Redevelopment Agency.

\_\_\_\_\_  
Notary Public in and for said County and State

RDA OPA Agreement

RDA/CC MTG \_\_\_\_\_ 2025  
RDA Item # \_\_\_\_ CC Item# \_\_\_\_

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A"

DESCRIPTION – SURVEY AREA "B"

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**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89°44'26" WEST, 410.10 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°15'34" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD, ALSO BEING THE **POINT OF BEGINNING**, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°44'26" EAST, 114.01 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°16'57" WEST, 380.10 FEET; THENCE NORTH 89°46'07" WEST, 114.57 FEET; THENCE NORTH 00°22'08" EAST, 379.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 43,385 SQUARE FEET, MORE OR LESS.

β

FURTHER DEPICTED AS SURVEY AREA "A" AS SHOWN IN THAT CERTAIN RECORD OF SURVEY IN FILE 236, PAGE 100 OF SURVEYS, RECORDED APRIL 16, 2024 IN BOOK 20240416, AS INSTRUMENT NO. 00546, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

**BASIS OF BEARINGS**

NORTH 89°45'34" WEST, BEING THE BEARING OF THE CENTERLINE OF FRANKLIN AVENUE AS SHOWN IN FILE 228, PAGE 73 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

PAUL BURN, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 11174



## EXHIBIT B

### DESCRIPTION OF THE FACADE EASEMENT AREA

Facade Easement Area: The area consisting of the building face of said building, which is set back from and south side of E. Charleston Boulevard as described in "*Attachment 1 – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, parking area, and other architectural projections.

The Facade Easement granted herein shall terminate five (5) years from the date of execution of the recordation of this Facade Easement without further action upon the City of Las Vegas Redevelopment Agency.

## ATTACHMENT 5

### SCOPE OF WORK

The estimated total development budget is \$3,833,289. The Agency will reimburse project improvements up to the maximum amount of \$95,000 for Project Improvements in this Agreement.

#### Project Improvements

Use of Funds	Source of Funds	Estimated Cost
Concrete/Footings & Elevator Pit	Property Owner	\$146,849.00
Stucco	Property Owner	\$13,563.00
Ornamental Iron/Handrails, Bar Rail, Ladders & Exterior Ramp R	Property Owner	\$17,545.00
Glass Handrail Mezzanine	Property Owner	\$27,642.00
Stainless Steel/Kitchen & Bars & Counter Legs	Property Owner	\$12,500.00
Wood Framing/RTU Framing & Mezzanine	Property Owner	\$138,511.00
Insulation & Scrim	Property Owner	\$84,562.00
Roofing	Property Owner	\$13,100.00
Storefront Glazing & Doors	Property Owner	\$58,256.00
Interior & Exterior Doors	Property Owner	\$89,946.00
Metal Stud Framing	Property Owner	\$115,000.00
Structural Framing	Property Owner	\$166,485.00
Operational Partition Wall/	Property Owner	\$38,913.00
Drywall	Property Owner	\$165,580.00
Painting	Property Owner	\$98,868.00
Millwork & trim	Property Owner	\$63,870.00
Tile Floor & Walls	Property Owner	\$40,300.00
Epoxy Flooring	Property Owner	\$9,217.00
Skating Rink Flooring	Property Owner	\$156,250.00
Countertops	Property Owner	\$47,400.00
Carpet & Other Flooring	Property Owner	\$57,403.00
Acoustic Ceiling Tile	Property Owner	\$8,222.00
FRP/Kitchen, Bar & Restroom Walls	Property Owner	\$23,150.00
Restroom Accessories	Property Owner	\$24,196.00
Elevator	Property Owner	\$129,552.00
Fire Sprinklers/Piping & Riser	Property Owner	\$75,000.00
Fire Alarm	Property Owner	\$48,000.00
Fire Extinguishers & Cabinets	Property Owner	\$1,500.00
Plumbing	Property Owner	\$258,740.00
HVAC Climate Control	Property Owner	\$410,992.00
Hoods, Grease Duct, MUA & Ansul System	Property Owner	\$58,517.00
Walk In Cooler	Property Owner	\$60,000.00
Electrical & Lighting	Property Owner	\$348,750.00
Standard House Lighting	Property Owner	\$24,450.00
Decorative Lighting	Property Owner	\$118,460.00
AV/ Camera, Alarm & Data	Property Owner	\$125,000.00
Kitchen & Bar Equipment	Property Owner	\$468,000.00
Beer System	Property Owner	\$30,000.00
Furniture & Fixures	Property Owner	\$59,000.00
<b>TOTAL</b>		<b>\$3,833,289.00</b>

**ATTACHMENT "6"**

**DISCLOSURE OF PRINCIPALS – REAL PROPERTY**

**VIP DISCLOSURE OF OWNERSHIP/PRINCIPALS – REAL PROPERTY**

**VIP Contracting Entity Information**

Corporate Name: TEN15 Huntridge LLC

Mailing Address: 5030 Paradise Rd., C-214

Business Phone: 702-733-3622 X1028

**Ownership Interest**

Estate in Severalty \_\_\_\_\_ Tenancy in Common \_\_\_\_\_ Joint Tenancy \_\_\_\_\_

**Disclosure of Ownership/Principals:**

In the space below, the Contracting Entity must disclose all persons/individuals holding more than one percent ownership interest in the real property.

Full Name & Title	Business Address	Business Phone
Armenco Capitol	One Hughes Center Dr. 1902, Las Vegas 89169	310-710-9669
DPP Defined Benefits Pension	31103 Rancho Viejo Rd., 2PMB 250, San Juan Capistrano, CA 92675	949-874-1705
LDR Partners	3775 N Freeway 101, Sacramento, CA 95834	916-371-4960 X1027
Lions Pride	945 Lilac Dr., Montecito, CA 93108	
Johnny Mora	2952 Brighton Creek Court, Las Vegas 89135	
Happy Endings LLC	9500 Hillwood Rd. 201, Las Vegas 89134	702-249-0777
64th Floor Investments	633 W 5th St. 64th Fl., Los Angeles, CA 90027	310-326-2267

**Additional Ownership/Principals**

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made.

If continuation sheets are attached, please indicate the number of sheets: 0

VIP DISCLOSURE OF OWNERSHIP/PRINCIPALS - REAL PROPERTY

Alternative Disclosure of Ownership/Principal

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this certificate in lieu of providing the information set forth on the previous page. A description of such disclosure documents must be included below.

Name of Attached Document: N/A

Date of Attached Document: N/A

Number of Pages: 0

Certification of Disclosure of Ownership/Principal - Real Property

I certify, under penalty of perjury, that all the information provided in this certificate is current, complete and accurate.

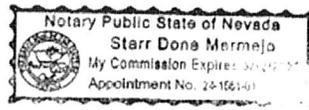
Signature: [Handwritten Signature]

Date: 3/6/25

State of Nevada  
County of Clark

This instrument was acknowledged before me on March 6, 2025 (date) by

J Dapper (name of person)



[Handwritten Signature: Starr Dona Mermejo]  
Notary Public Commission Expires 3/13/28

ATTACHMENT " 7 "

PARTICIPANT AFFIDAVIT & AGENCY EMPLOYMENT PLAN POLICY

VIP PARTICIPANT AFFIDAVIT & EMPLOYMENT PLAN

STATE OF NEVADA }
} ss:
COUNTY OF CLARK }

I, J Dapper, being first duly sworn, depose and state under penalty of perjury as follows:

- 1. I am a corporate officer, managing member, or sole proprietor of the TEN15 Huntridge LLC, a company duly organized in the State of Nevada as a Limited Liability Company (Corporation/LLC/Sole Proprietorship). The Participant is seeking the assistance of the city of Las Vegas Redevelopment Agency ("Agency") for making improvements to the property at 1110 E. Charleston Blvd. ("Site"), as more particularly described by the VIP agreement ("Agreement") being contemplated by the city of Las Vegas Redevelopment Agency.
2. I hereby warrant that I either own the site, or have a leasehold interest in the site for a minimum of five years subsequent to the effective date of this agreement.

Assistance from the Agency will allow me to make improvements to the site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check one or more):

- a. Encourage the creation of new business or other appropriate development; [checked]
b. Create jobs or other business opportunities for nearby residents; [checked]
c. Increase local revenues from desirable sources; [checked]
d. Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located; [checked]
e. Possess attributes that are unique, either as to type of use or level of quality and design; [checked]
f. Require for their construction, installation or operation the use of qualified and trained labor; [checked] and
g. Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency. [checked]
3. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) as checked by the Participant:
a. An inducement for new businesses to locate, or existing businesses to remain within, the redevelopment area in which the business would ordinarily choose to locate outside the redevelopment area if the grant were not provided. Evidenced by a "but for" letter or statement from the business owner; [ ] or
b. There is a public objective and/or requirement that is more stringent and/or costly to undertake than a business would ordinarily embark upon. Evidenced by state or city ordinance; [ ] or
c. There has been a lack of rehabilitation in the area and it is deemed unreasonable for the business to invest in improving the area unless the grant is provided. Evidenced by photographs of the immediate surrounding area displaying the slum and blight; [checked] or
d. The exterior improvements to the property or business do not have a direct effect on revenues therefore, making such an investment is not deemed acceptable by a customary financial institution. Evidenced by a denial letter from a financial institution. [ ]

# VIP PARTICIPANT AFFIDAVIT & EMPLOYMENT PLAN

Participant agrees to submit to the Agency its documentation which evidences that no reasonable means of financing are available to the Participant.

4. Participant hereby warrants the following:

- a. The property on which the project is situated is free of all Mechanic's Liens at the time of application. JD (initial) Landlord must verify
- b. The applicant has no current bankruptcy proceedings, or past bankruptcy proceedings, whether corporate or personal, within the past five years. JD (initial)
- c. The applicant has no past-due federal, state, county or city of Las Vegas tax bills at the time of application. JD (initial)
- d. The applicant has no past-due bills or debts payable to the city of Las Vegas or the Redevelopment Agency. JD (initial)

5. Participant hereby acknowledges that existing opportunities for employment within the surrounding neighborhood of the redevelopment project are limited for neighborhood residents. Most residents must travel outside the neighborhood to find employment opportunities outside the redevelopment area, via public transportation or personal vehicles. Of the existing businesses within the neighborhood, many are family-owned and have been in business for a long time. These existing businesses are not in an expansion mode and are not likely to employ neighborhood residents.

Furthermore, the project will help facilitate the continued expansion of employment opportunities by setting an example to other property/business owners to renovate their property/business and help create more employment opportunities through an expansion of business and renovation of vacant storefronts. The Project will allow neighborhood residents to apply for those positions (when available) for which they are qualified for as an employment opportunity. Appropriate measures will be taken to ensure that the neighborhood is aware of any job opportunities available from the business.

DATED this 6<sup>th</sup> day of March, 2025.

Authorized Signature: \_\_\_\_\_

SIGNED AND SWORN TO before me

this 6<sup>th</sup> day of March, 2025, by J Dapper.

NOTARY PUBLIC Starr Dona Mermejo  
My Commission Expires: 3/13/2028

