

RESOLUTION NO. R- 33-2025

**A RESOLUTION ADDING QUALIFIED PROPERTY INTO
ENERGY IMPROVEMENT DISTRICT NO. 1;
ALLOWING QUALIFIED PARTIES TO PARTICIPATE IN THE CITY OF LAS VEGAS
COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM; AND
PROVIDING OTHER MATTERS RELATED THERETO**

WHEREAS, the City Council of the city of Las Vegas (the “City”) has adopted resolutions creating the Las Vegas Commercial Property Assessed Clean Energy Program (“C-PACE”) (Resolution No. R-13-2022) and Energy Improvement District No. 1 (Resolution No. R-61-2018) pursuant to Nevada Revised Statutes (“NRS”) Chapter 271; and

WHEREAS, a project application has been received from a qualified commercial or industrial real property owner for the completion of an energy efficiency or renewable energy project(s) that wishes to defray the costs and expenses of the project through a C-PACE Assessment and lien; and

WHEREAS, the Las Vegas C-PACE Program Administrator has reviewed and verified the contents of the project application and recommends the project to the City for approval; and

WHEREAS, the City of Las Vegas Program Manager concurs that the commercial or industrial real property has an approved application and consent for an energy efficiency or renewable energy project, that it meets the criteria and requirements described in the Program Guide, Resolution No. R-13-2022, and NRS Chapter 271, and recommends to the City Council that it be added into Energy Improvement District No. 1 for participation in the Las Vegas C-PACE Program.

NOW, THEREFORE, BE IT RESOLVED BY THE LAS VEGAS CITY COUNCIL AS FOLLOWS:

1. That, the Applicant, Symphony Park Vegas C, LLC, a Delaware limited liability company, will own at the time of recording of the C-Pace transaction, a qualified commercial or industrial real property within the City currently addressed as 277 Promenade Place, Las Vegas, NV 89101 (Assessor’s Parcel Number 139-33-511-014) (the “Property”) and legally described and depicted on Exhibit A.
2. That, the Applicant desires to construct a mixed use multifamily residential and retail project on the Property (the “Project”) and the Applicant desires that the Property be included in Energy Improvement District No. 1.
3. That, the Applicant has duly met the requirements set forward in Resolution No. R-13-2022 and the City’s Program Guide, and will complete the energy efficiency or renewable energy improvements at the Property with the estimated maximum benefit. Authority is herein expressly granted to the Mayor, acting on the authority of the Las Vegas City Council, to execute the all transaction documents, approved as to form by the City Attorney, necessary for the C-PACE Assessment and Lien, including by way of example and not limitation, the following:
 - A. C-PACE Project Eligibility Report;
 - B. C-PACE Assessment Agreement (to be executed by the City);
 - C. C-PACE Notice of Assessment and Assessment Lien (to be executed by the City);
 - D. C-PACE Assignment of Assessment and Assessment Lien (to be executed by the City);and
 - E. Consent of Assessment and Assessment Lien by Lender.
4. That, the Las Vegas City Council has also determined and does hereby declare that the Property is to be added into Energy Improvement District No. 1.

5. That, the City Program Manager is hereby authorized and directed to take all necessary actions necessary or appropriate to effectuate the provisions of this Resolution, including the preparation of any necessary or desirable documents as set forth in this Resolution No. R-13-2022, and NRS Chapter 271 and shall promptly record this Resolution and all applicable transaction document, as applicable, in the official records of the Clark County Recorder's Office.

6. That, pursuant to Resolution No. R-13-2022, the Property will automatically exit Energy Improvement District No. 1 upon the remittance of the final installment payment that terminates the financing associated with the recorded C-PACE Notice of Assessment and Assessment Lien of Energy Assessment.

7. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED and APPROVED this ____ day of _____, 2025.

CITY OF LAS VEGAS
"CITY"

By: _____
Shelley Berkley, Mayor

Attest:

By: _____
Dr. LuAnn D. Holmes, MMC
City Clerk

Approved as to Form:

By: John S. Ridilla 5/13/25
John S. Ridilla Date
Assistant City Attorney



EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION

BEING A PORTION OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 53 OF PLATS AT PAGE 61, LOCATED WITHIN NORTHEAST QUARTER (NE 1/4) OF SECTION 33 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CITY PARKWAY AND SYMPHONY PARK AVENUE (NORTH), AS SHOWN IN FILE 184, PAGE 79 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG THE CENTERLINE OF SAID SYMPHONY PARK AVENUE (NORTH), NORTH $61^{\circ}58'25''$ WEST, 445.59 FEET TO THE CENTERLINE INTERSECTION OF SAID SYMPHONY PARK AVENUE (NORTH) AND PROMENADE PLACE BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3,310.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS SOUTH $56^{\circ}21'45''$ EAST; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID PROMENADE PLACE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF $03^{\circ}09'48''$, AN ARC LENGTH OF 182.75 FEET TO A POINT WHICH A RADIAL LINE BEARS NORTH $53^{\circ}11'57''$ WEST; THENCE DEPARTING THE CENTERLINE OF SAID PROMENADE PLACE, NORTH $41^{\circ}16'34''$ WEST, 14.82 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SAID PROMENADE PLACE, BEING THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,324.50 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS SOUTH $53^{\circ}08'47''$ EAST; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF SAID PROMENADE PLACE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $02^{\circ}39'19''$, AN ARC LENGTH OF 154.07 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH $55^{\circ}48'06''$ WEST; 2) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $83^{\circ}11'43''$, AN ARC LENGTH OF 36.30 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF SAID SYMPHONY PARK AVENUE (NORTH) BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 373.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH $27^{\circ}23'37''$ WEST; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID SYMPHONY PRK AVENUE THE FOLLOWING SIX COURSES AND DISTANCES: 1) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $21^{\circ}06'42''$, AN ARC LENGTH OF 137.44 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH $06^{\circ}16'54''$ EAST; 2) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $23^{\circ}01'21''$, AN ARC LENGTH OF 20.09 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH $29^{\circ}18'15''$ WEST; 3) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $26^{\circ}23'46''$, AN ARC LENGTH OF 23.03 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 240.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH $02^{\circ}54'29''$ EAST; 4) NORTHWESTERLY ALONG SAID CURVE,

THROUGH A CENTRAL ANGLE OF 25°07'06", AN ARC LENGTH OF 105.22 FEET; 5) NORTH 61°58'24" WEST, 39.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; 6) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°03'41" AN ARC LENGTH OF 48.20 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF GRAND CENTRAL PARKWAY BEING THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 450.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS SOUTH 59°54'44" EAST; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY OF SAID GRAND CENTRAL PARKWAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'47", AN ARC LENGTH OF 146.45 FEET; 2) NORTH 48°44'03" EAST, 183.18 FEET; THENCE DEPARTING THE SOUTHEASTERLY RIGHT OF WAY OF SAID GRAND CENTRAL PARKWAY, SOUTH 41°16'34" EAST, 319.26 FEET TO THE POINT OF BEGINNING.

Contains 2.14 acres, more or less.

Clark County, Nevada Assessor's Parcel No. 139-33-511-014

